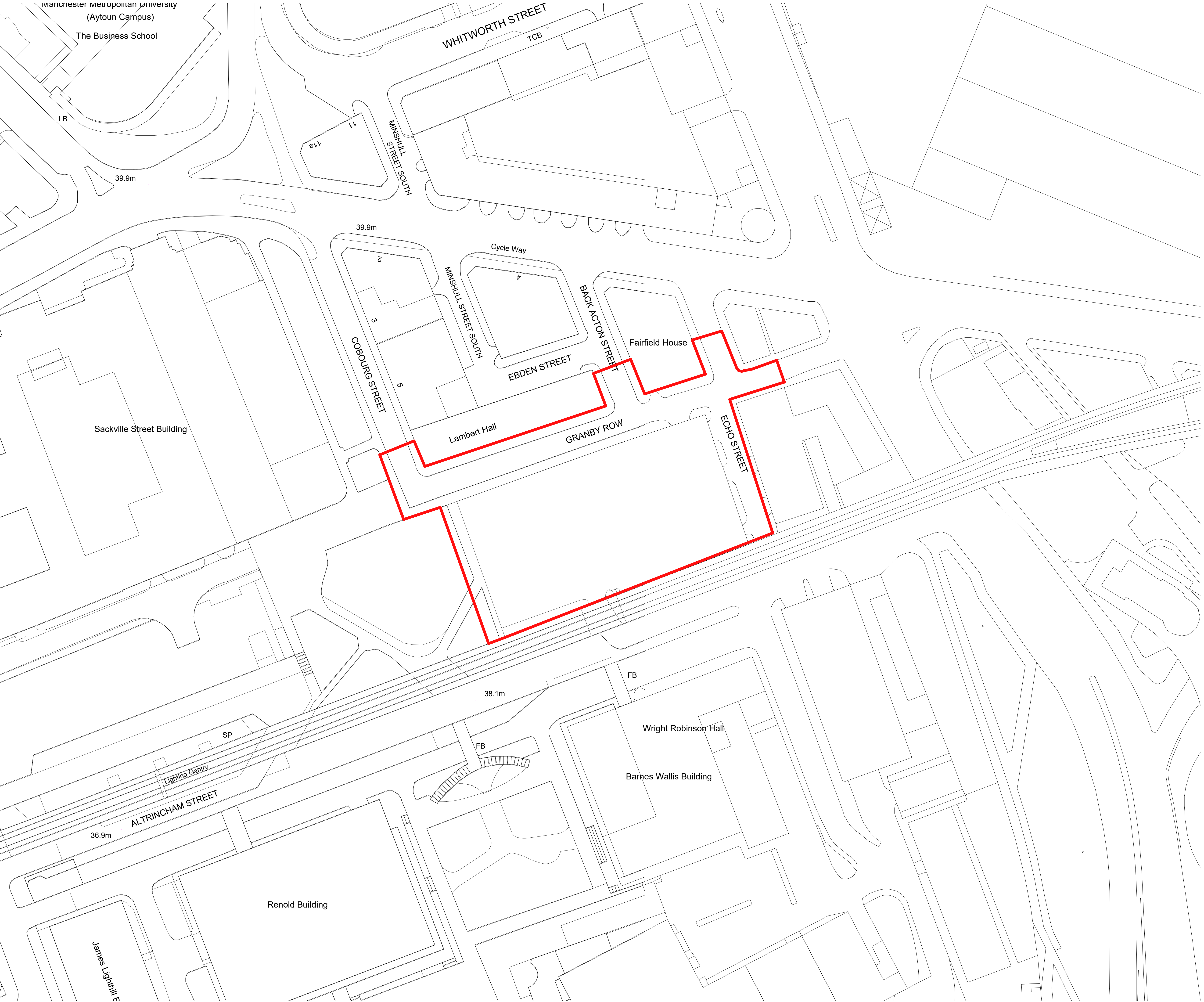
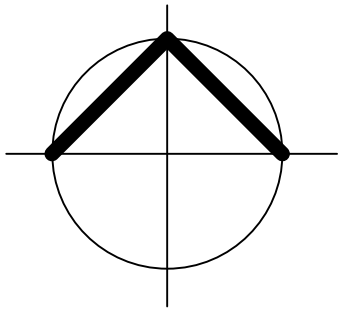


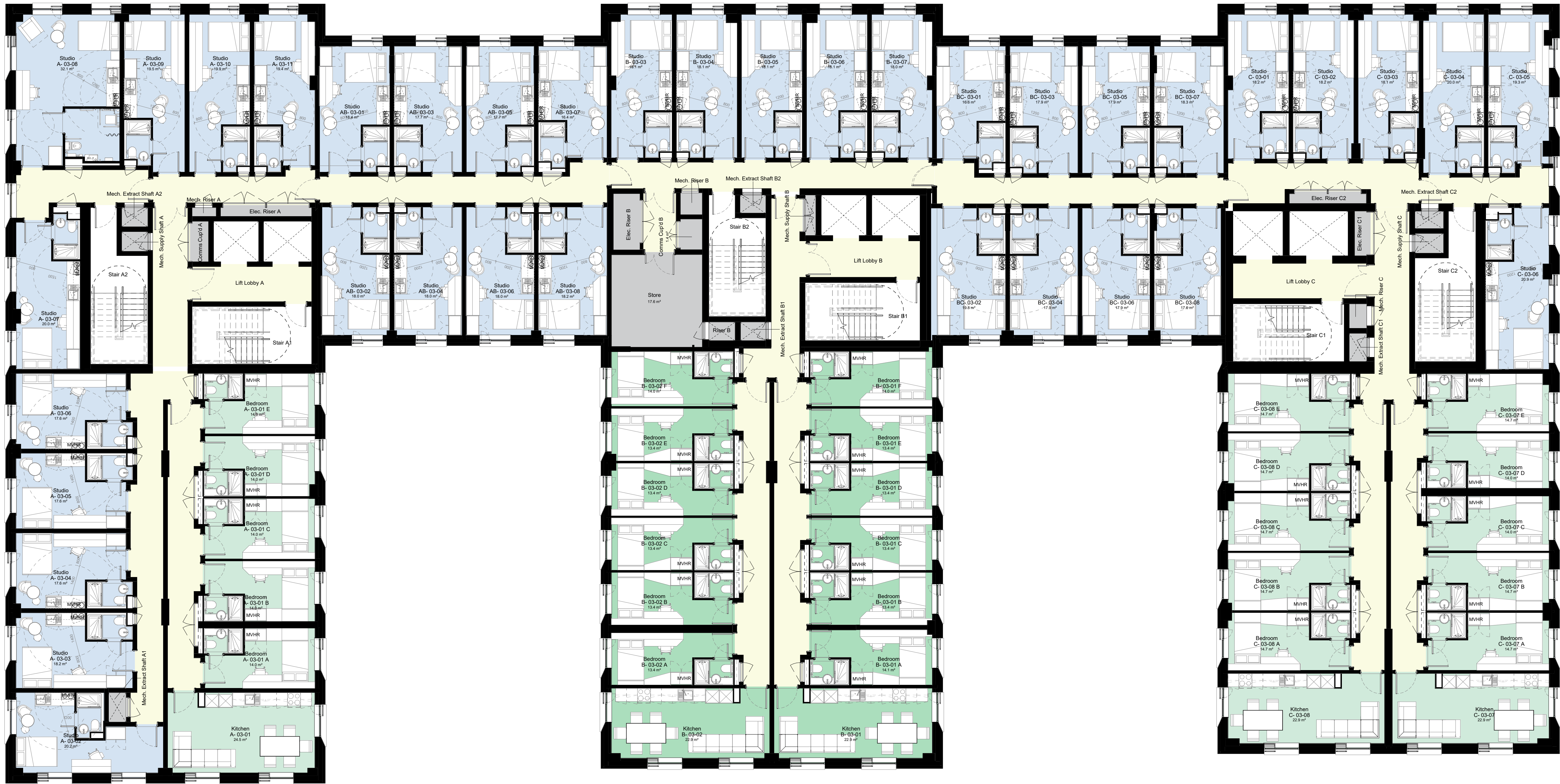


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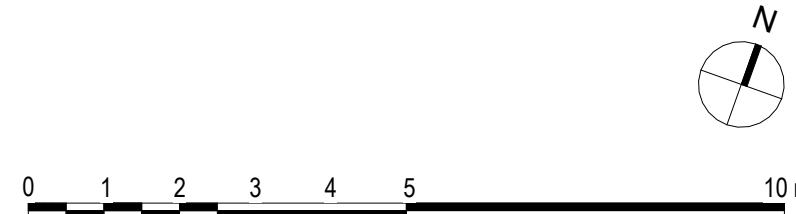
EIA Boundary
4980m²



EIA Study Area
1:500 @ A1



1 Level 03 Floor Plan
02103 1 : 100



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- Department Legend**
- Amenity Space
 - Studios
 - 5 Bedroom Cluster (incl Kitchen / Living)
 - 6 Bedroom Cluster (incl Kitchen / Living)
 - BOH Areas (incl Plant, Services, Stores etc)
 - Circulation
 - Preferred Structural Column Locations (WIP / Indicative only and subject to change)

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P01	18/01/23	First Issue - Issued for Information	
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P06	14/04/23	Planning Issue	

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STATUS PURPOSE FOR ISSUE

S2 Planning

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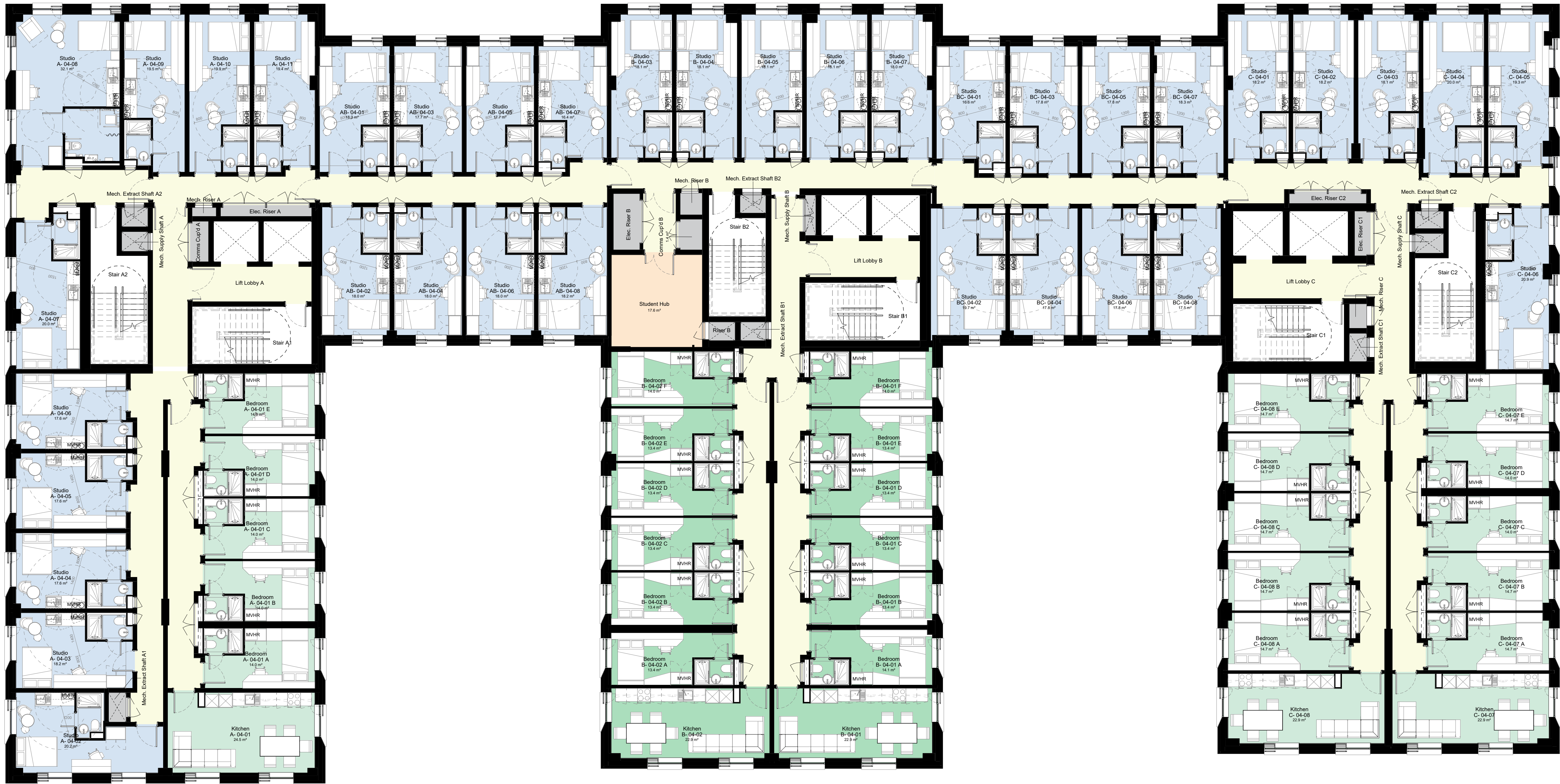
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 03 Floor Plan

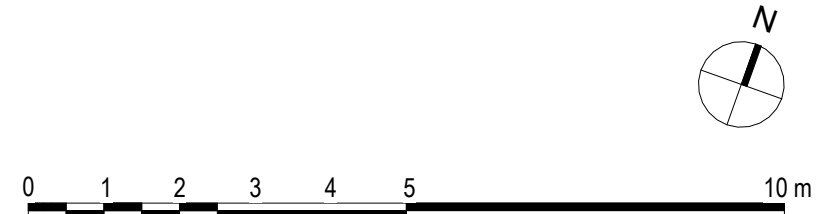
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ECHO- SRA- ZZ- 03- DR - A - 02103

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7054

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P06



1 Level 04 Floor Plan
02104 1 : 100



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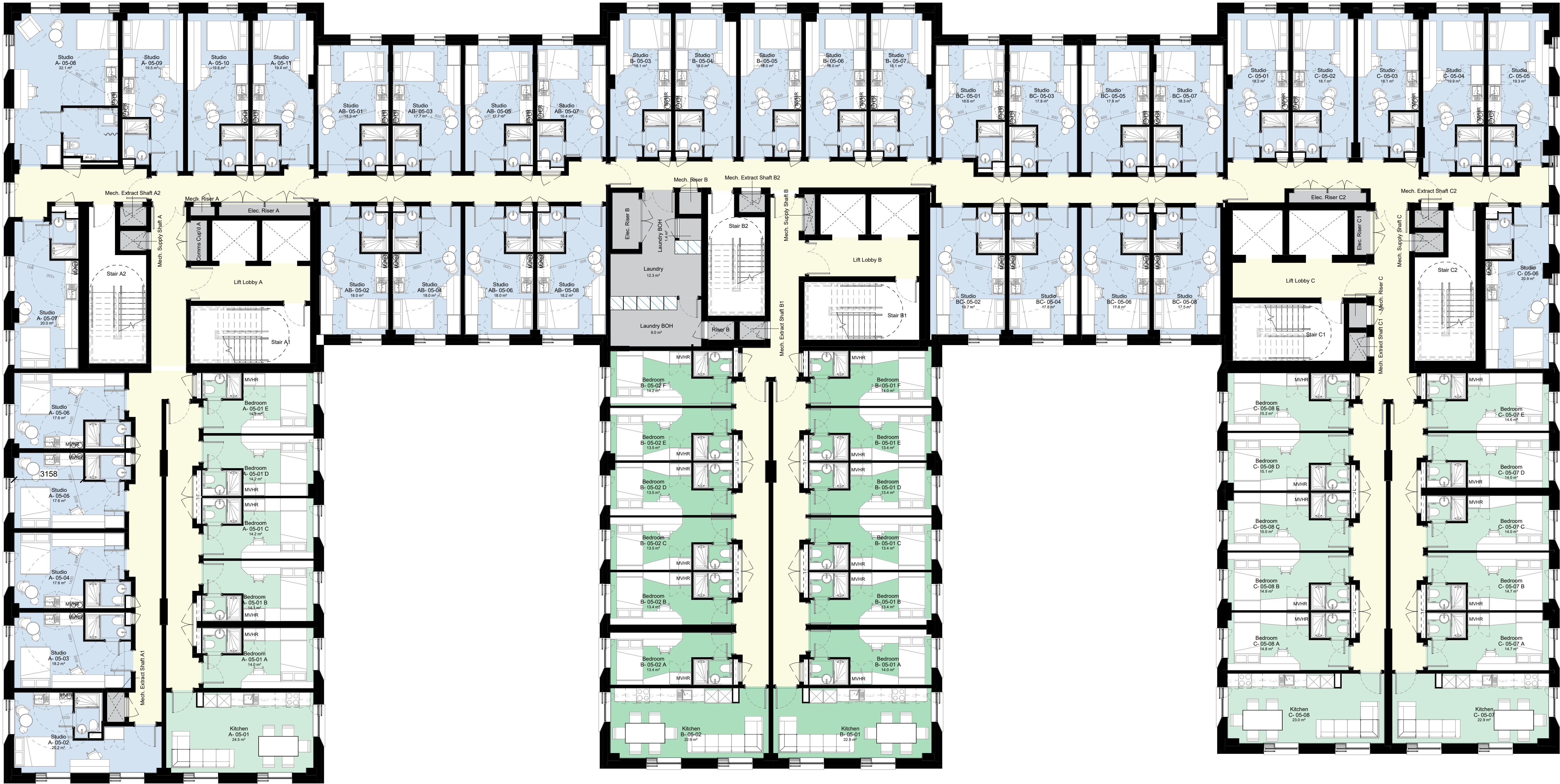
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PROJECT
Echo Street
General Arrangement
Level 04 Floor Plan

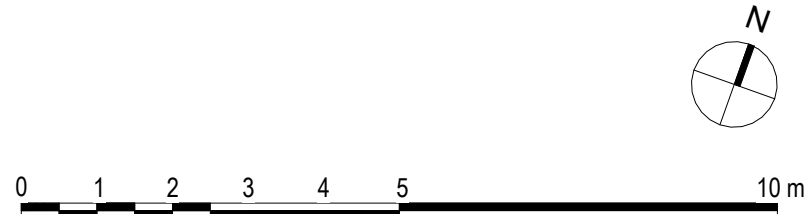
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02105 1 : 100



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	Studios
	5 Bedroom Cluster (incl Kitchen / Living)
	6 Bedroom Cluster (incl Kitchen / Living)
	BOH Areas (incl Plant, Services, Stores etc)
	Circulation
	Preferred Structural Column Locations (WIP / Indicative only and subject to change)

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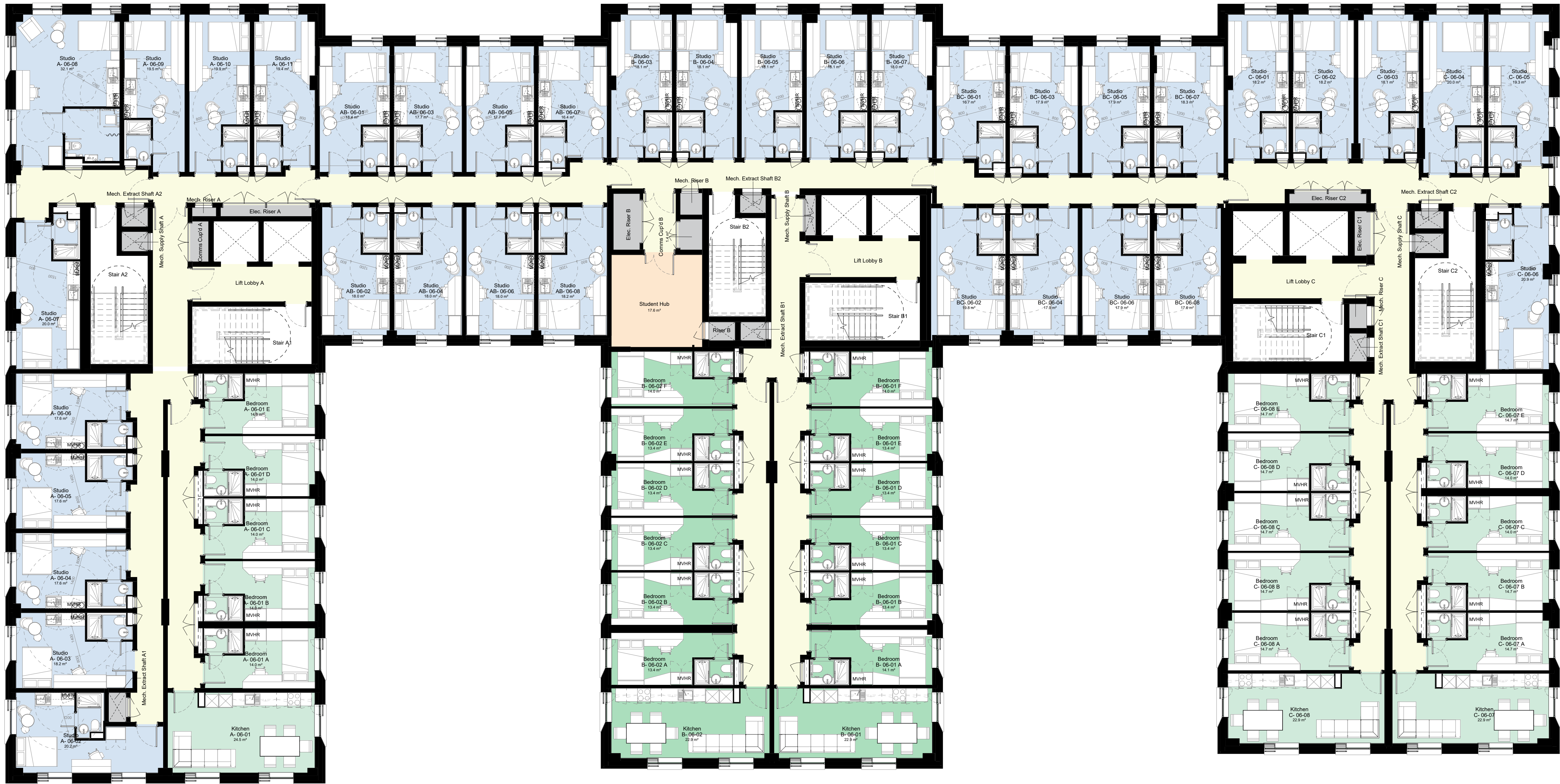
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 05 Floor Plan

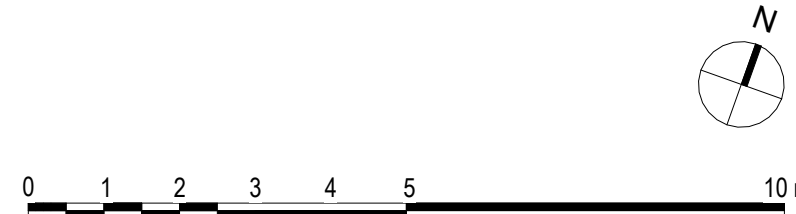
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REV.
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02106 1 : 100



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 - Studios
 - 5 Bedroom Cluster (incl Kitchen / Living)
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 - BOH Areas (incl Plant, Services, Stores etc)
 - Circulation
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P06	14/04/23	Planning Issue

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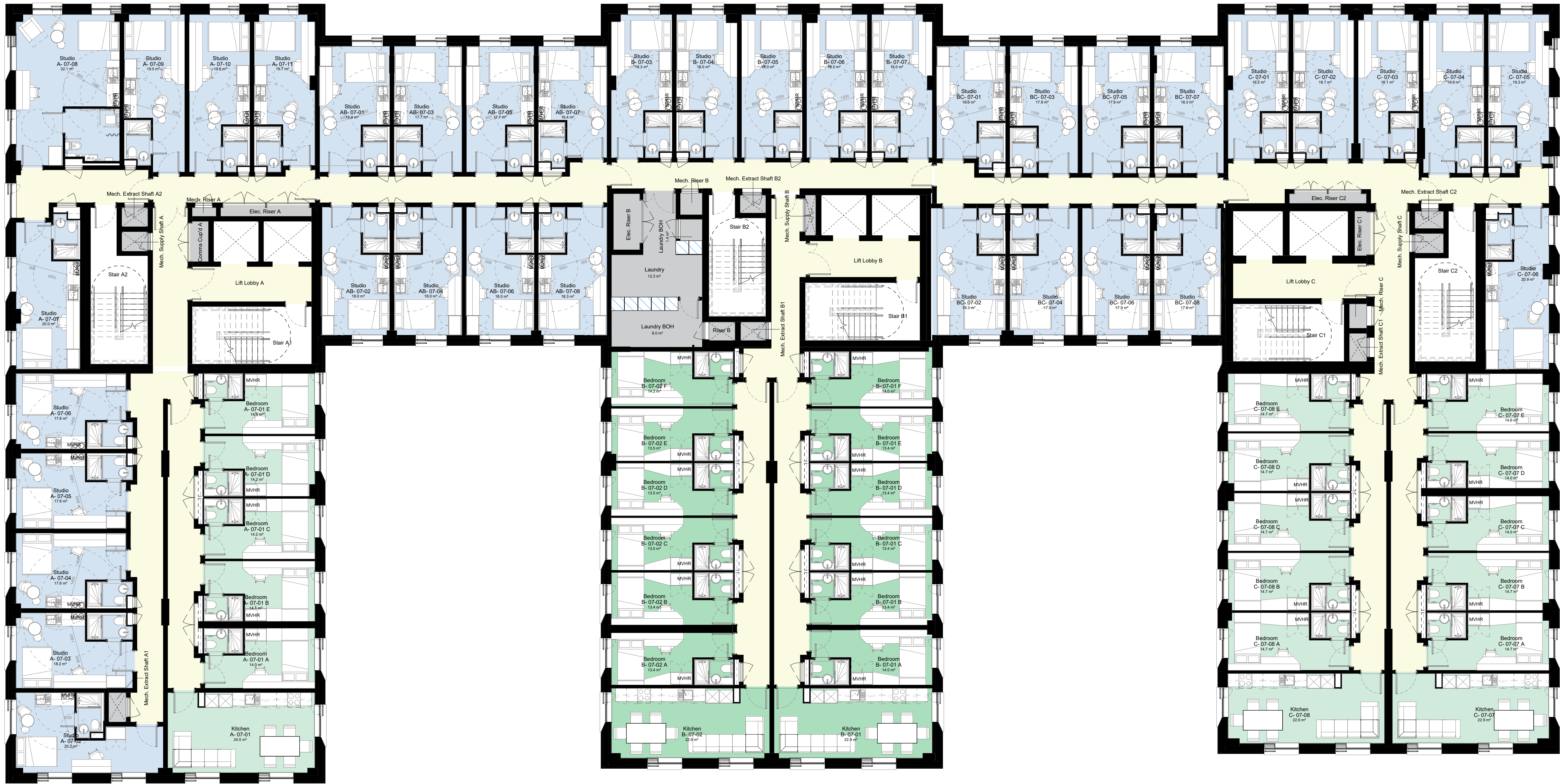
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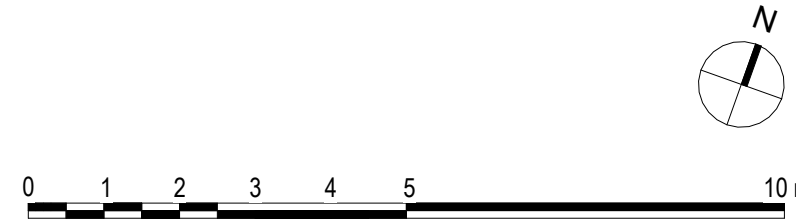
PROJECT
Echo Street
General Arrangement
Level 06 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 06- DR - A- 02106

SR NO.
7054
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P06



1 Level 07 Floor Plan
02107 1 : 100



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Department Legend

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- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
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P06	14/04/23	Planning Issue	

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S2 Planning

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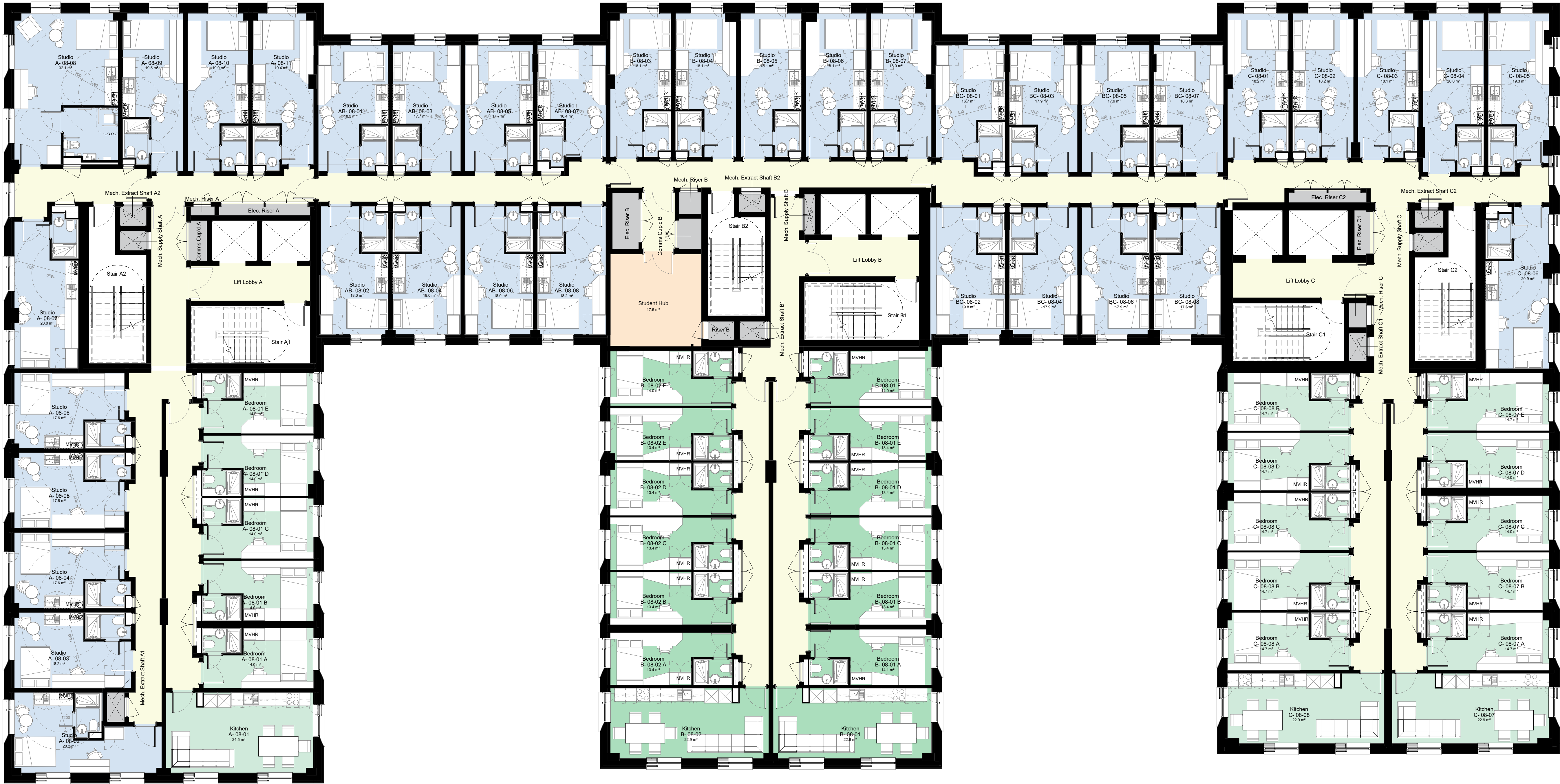
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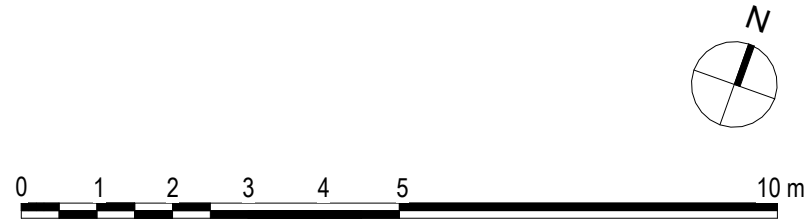
Echo Street
General Arrangement
Level 07 Floor Plan

DRAWING NO.
ECHO SRA-ZZ-07-DR-A-02107

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1 Level 08 Floor Plan
02108 1 : 100



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	6 Bedroom Cluster (incl Kitchen / Living)
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	Circulation
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P06	14/04/23	Planning Issue	

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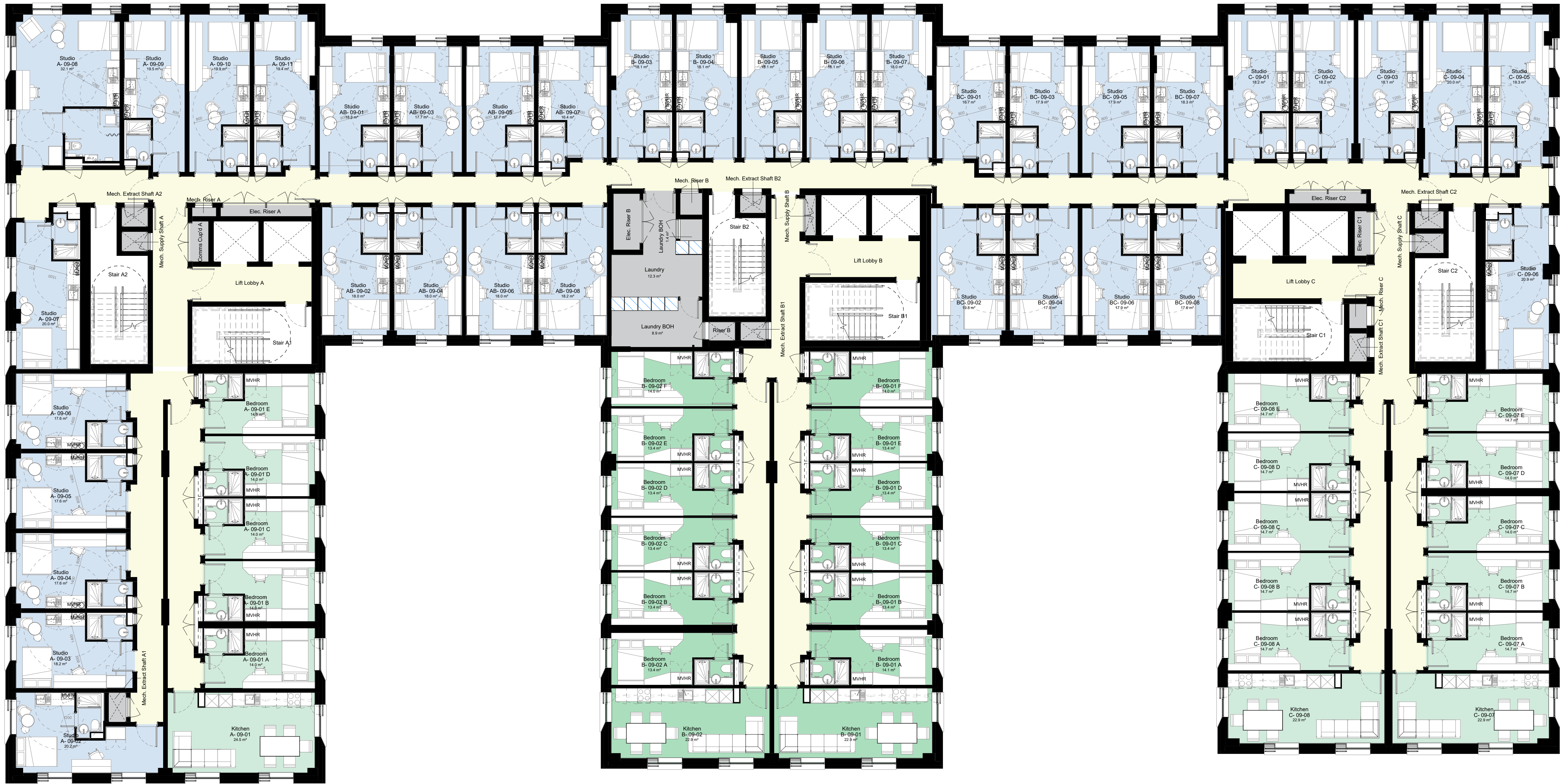
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 08 Floor Plan

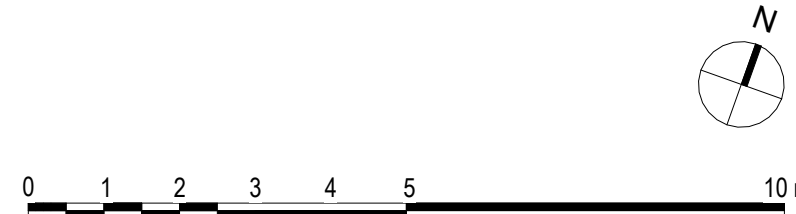
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ECHO- SRA- ZZ- 08- DR - A- 02108

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REV.
P06



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02109 1 : 100



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	6 Bedroom Cluster (incl Kitchen / Living)
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27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: enquiries@sheppardrobson.com

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 09 Floor Plan

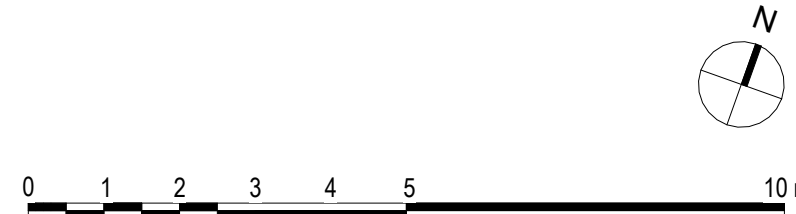
DRAWING NO.
ECHO- SRA- ZZ- 09- DR- A- 02109

SR NO.
7054

REV.
P06



1 Level 11 Floor Plan
02111 1 : 100



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 - 5 Bedroom Cluster (incl Kitchen / Living)
 - 6 Bedroom Cluster (incl Kitchen / Living)
 - BOH Areas (incl Plant, Services, Stores etc)
 - Circulation
 - Preferred Structural Column Locations (WIP / Indicative only and subject to change)

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P01	18/01/23	First Issue - Issued for Information	
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P06	14/04/23	Planning Issue	

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ic Student Accommodation

STATUS PURPOSE FOR ISSUE

S2 Planning

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PROJECT
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General Arrangement
Level 11 Floor Plan

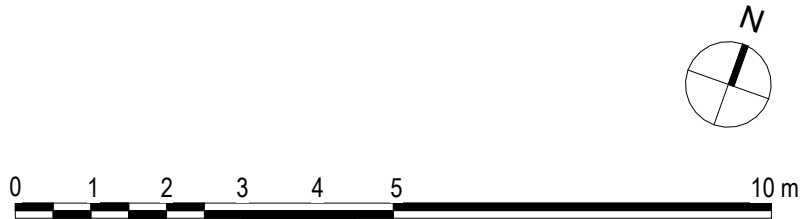
SR NO. **7054**

DRAWING NO.
ECHO- SRA- ZZ- 11- DR - A- 02111

REV. **P06**



1 Level 12 Floor Plan
02112 1 : 100



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STATUS
S2

PURPOSE FOR ISSUE
Planning

SHEPPARD ROBSON

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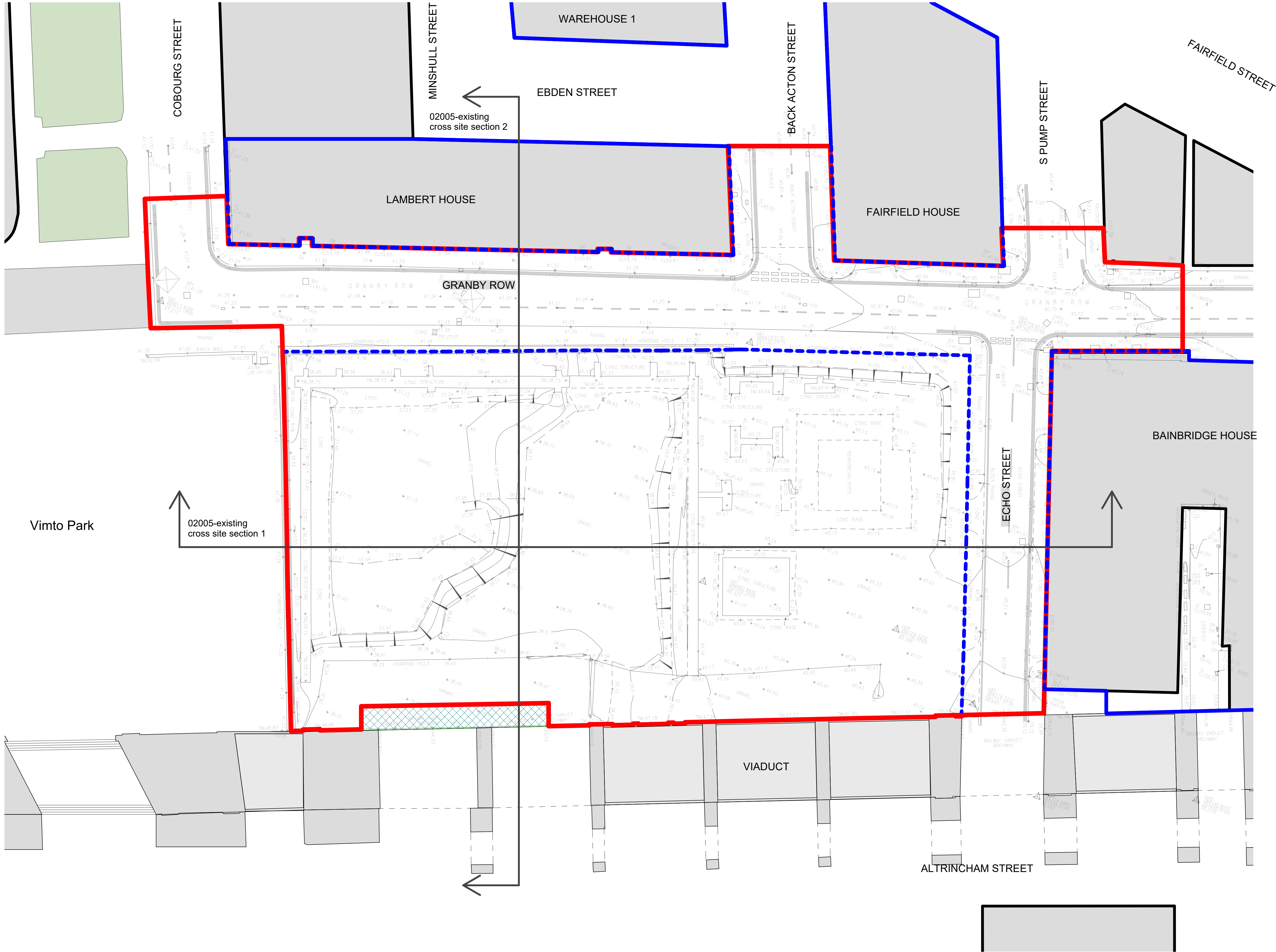
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 12 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 12- DR - A - 02112

SR NO.
7054

REV.
P06



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- PLAN KEY
- Site Boundaries
 - Planning Application Boundary
 - Applicant Ownership
 - Network Rail Ownership
 - Footprint of Proposed Building (at Ground Floor Level)

REV.	DATE	AMENDMENT
P01	23/03/23	Draft Issue for Planning
P02	14/04/23	Planning Issue

KEYPLAN

CLIENT

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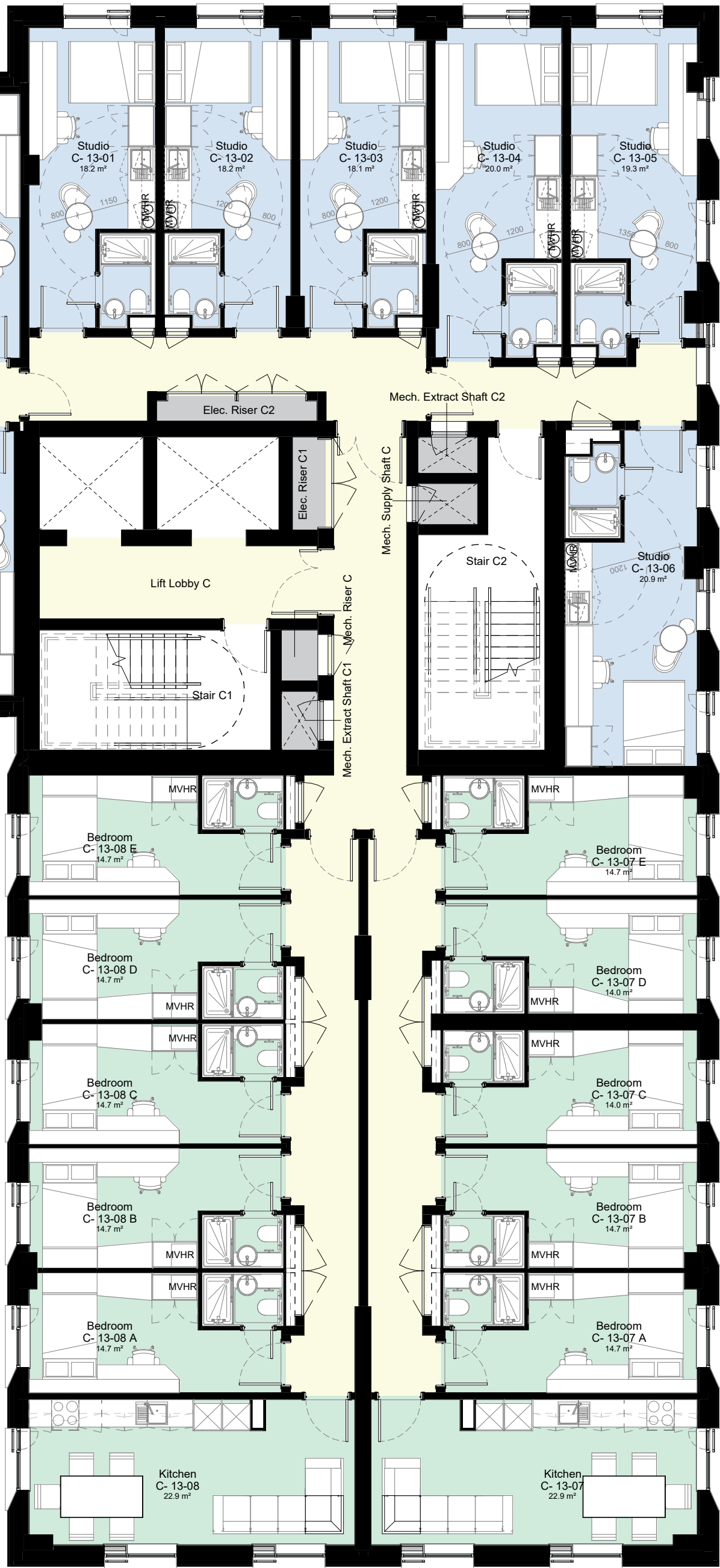
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: enquiries@sheppardrobson.com

PROJECT
Echo Street PBSA

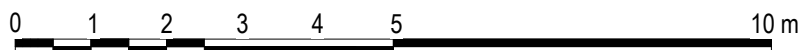
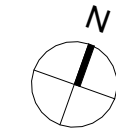
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	14/04/23	LA	VC	RG

Existing Site Plan with Planning Application Boundaries and Topo Overlay

Stage 2		
STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZS-XX-DR-A-02002		P02



1 Level 13 Floor Plan
02113 1 : 100



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STATUS PURPOSE FOR ISSUE
S2 Planning

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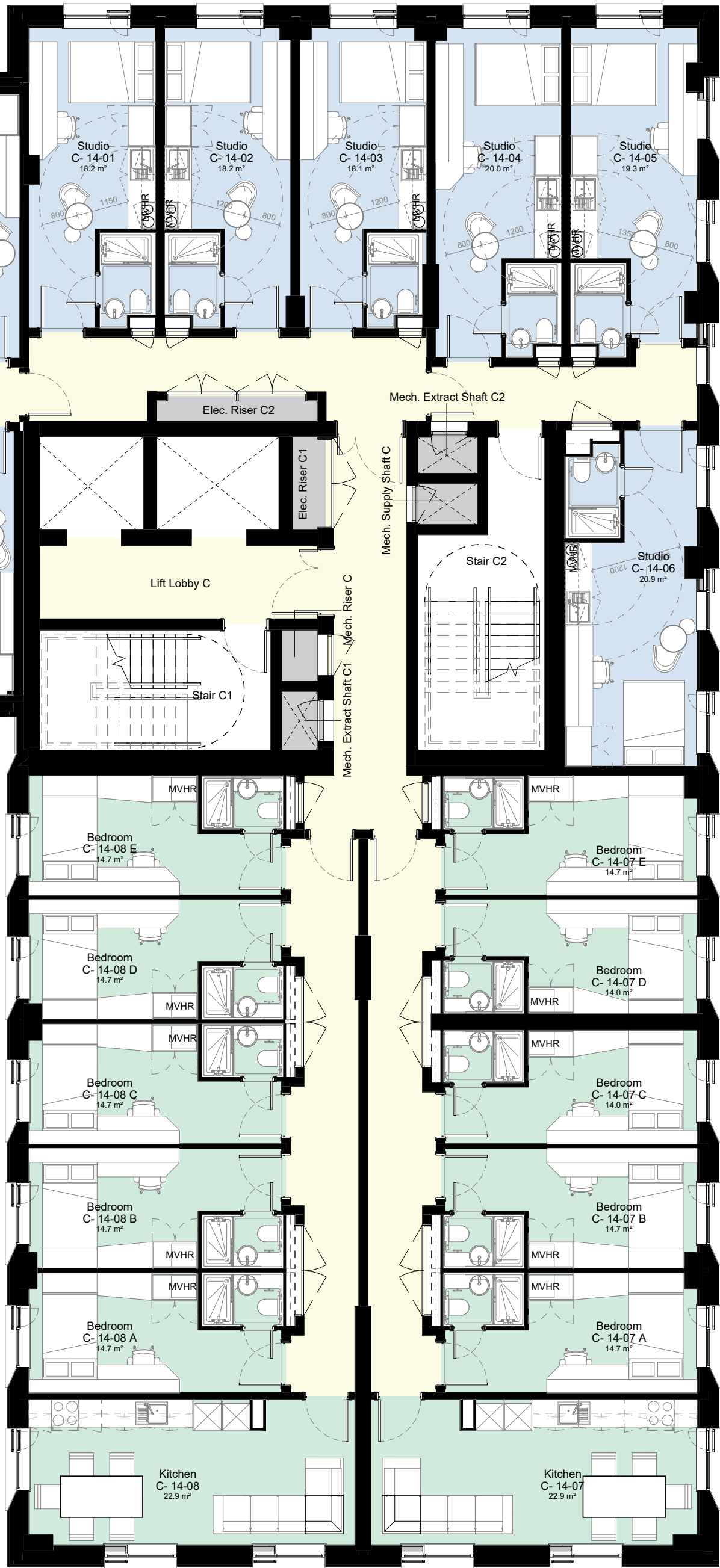
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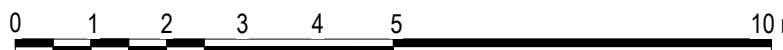
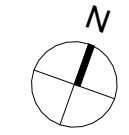
PROJECT
Echo Street
General Arrangement
Level 13 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 13- DR - A - 02113

SR NO.
7054
REV.
P06



1 Level 14 Floor Plan
02114 1 : 100



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SCALE@A1 DATE 14/04/23 ORIGINATOR LK CHECKED VC AUTHORISED RG

PROJECT
Echo Street
General Arrangement
Level 14 Floor Plan

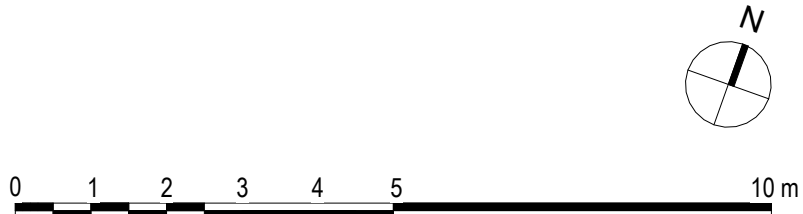
DRAWING NO.
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REV.
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1 Level 15 Floor Plan
02115 1 : 100



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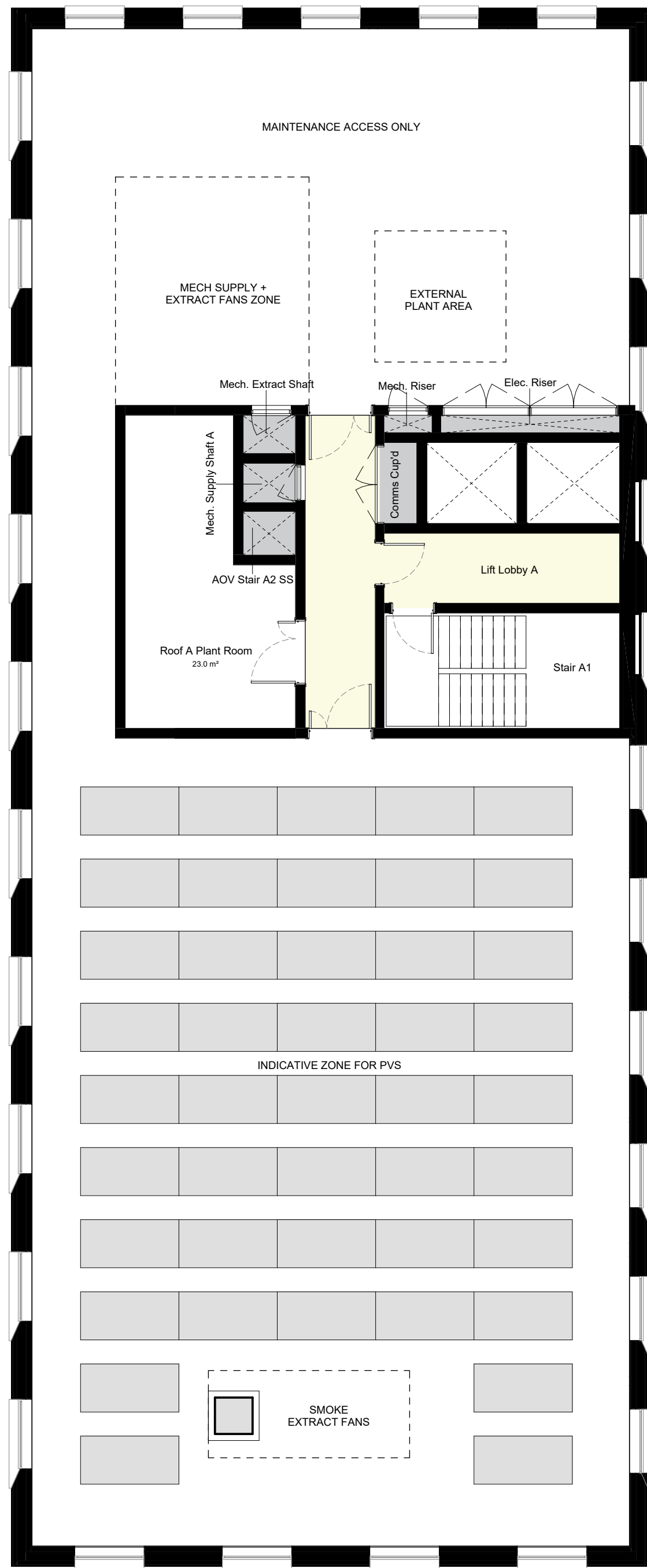
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PROJECT
Echo Street
General Arrangement
Level 15 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 15- DR - A - 02115
SR NO.
7054
REV.
P06



B/C Link Roof
MAINTENANCE ACCESS ONLY
99m²



1 Level 16 Floor Plan
02116

1 : 100



0 1 2 3 4 5 10m

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STATUS PURPOSE FOR ISSUE
S2 Planning

SHEPPARD ROBSON

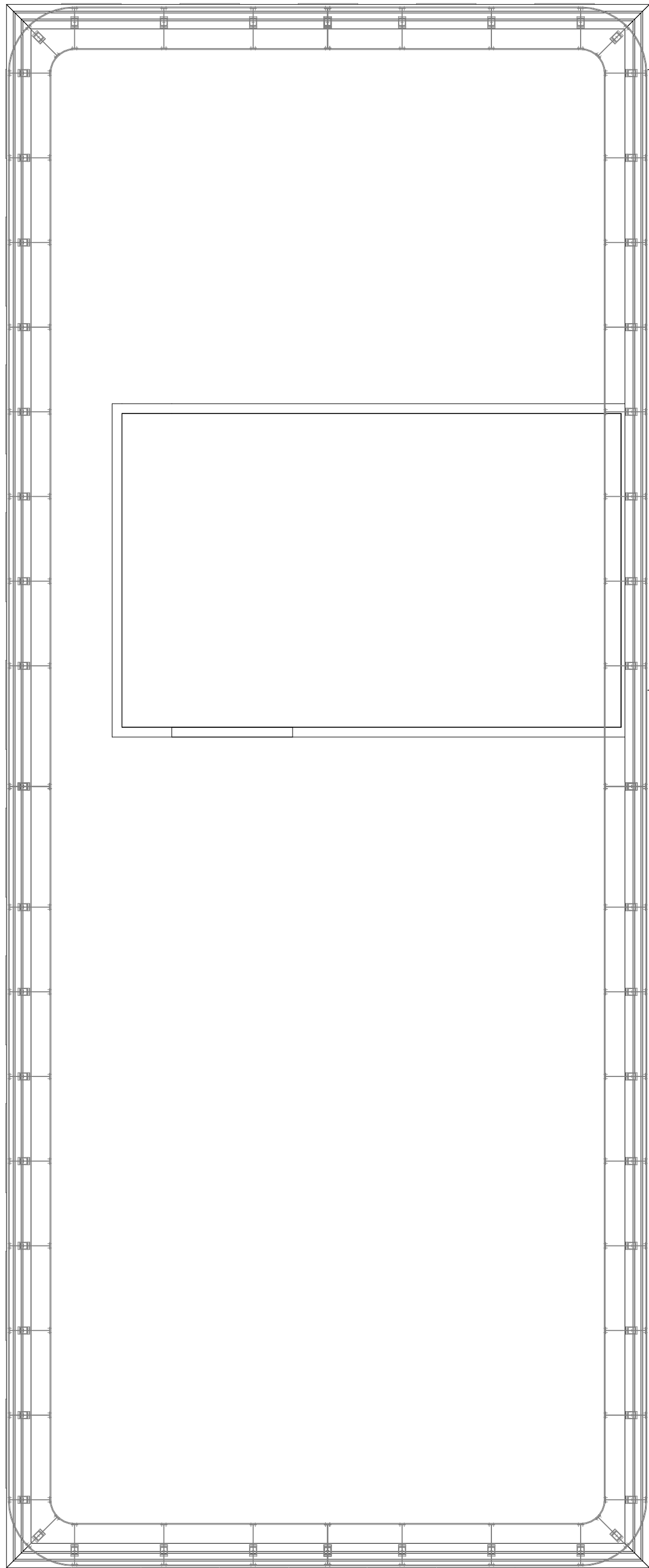
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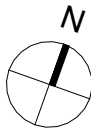
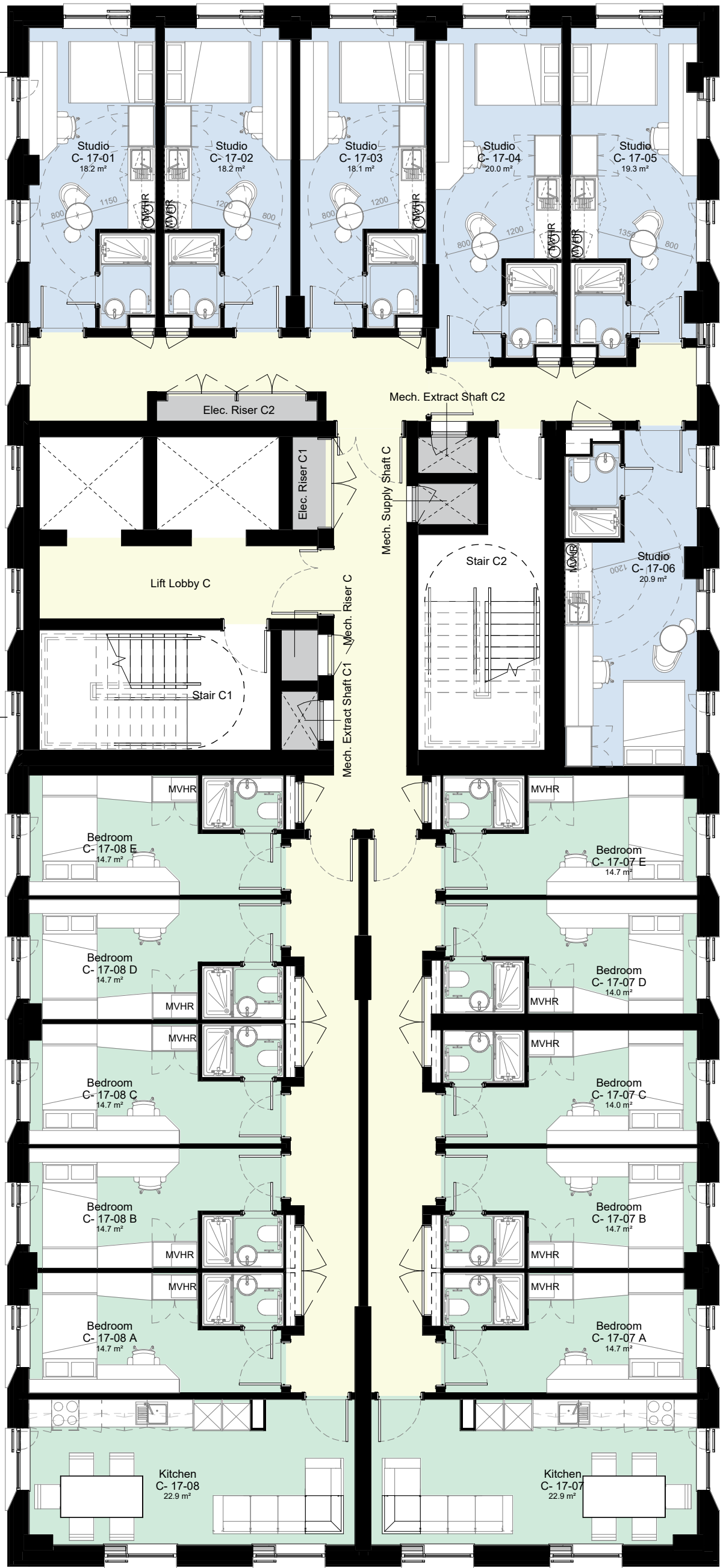
PROJECT
Echo Street
General Arrangement
Level 16 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 16- DR - A - 02116

SR NO.
7054
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P06



1 Level 17 Floor Plan
02117 1 : 100



0 1 2 3 4 5 10m

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- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT	KEYPLAN
P01	18/01/23	First Issue - Issued for Information	
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P06	14/04/23	Planning Issue	

CLIENT
IQ Student Accommodation
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STATUS
S2

PURPOSE FOR ISSUE
Planning

SHEPPARD ROBSON

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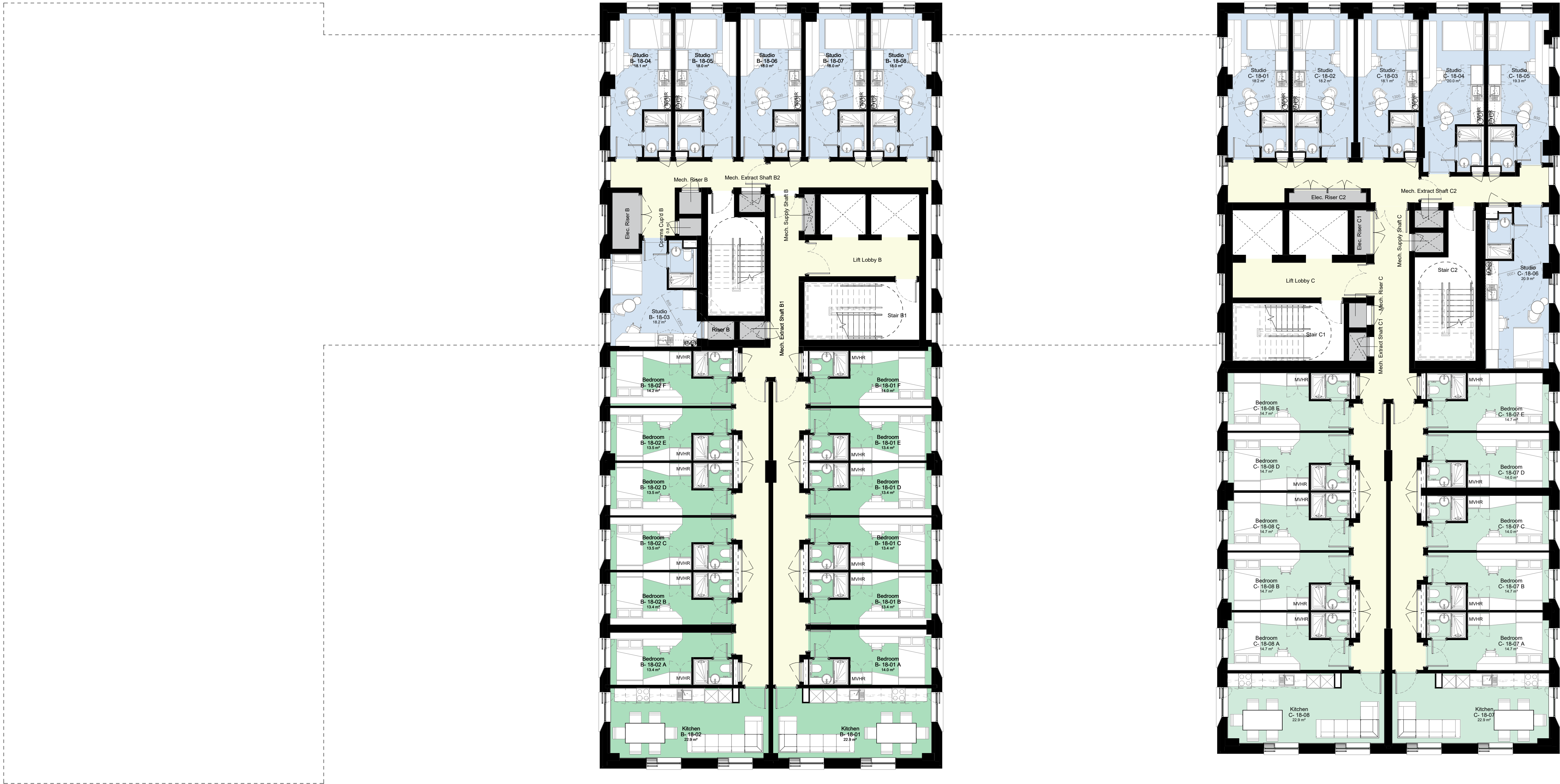
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 17 Floor Plan

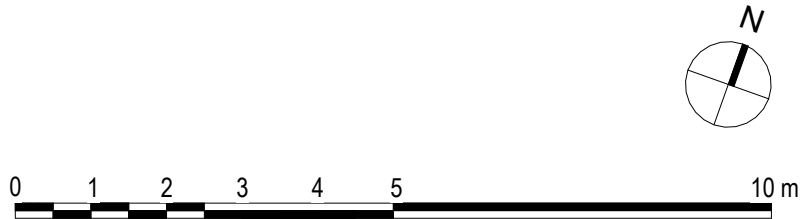
DRAWING NO.
ECHO- SRA- ZZ- 17- DR- A- 02117

SR NO.
7054

REV.
P06



1 Level 18 Floor Plan
02118 1 : 100



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IQ Student Accommodation
Student Accommodation

STATUS
S2

PURPOSE FOR ISSUE
Planning

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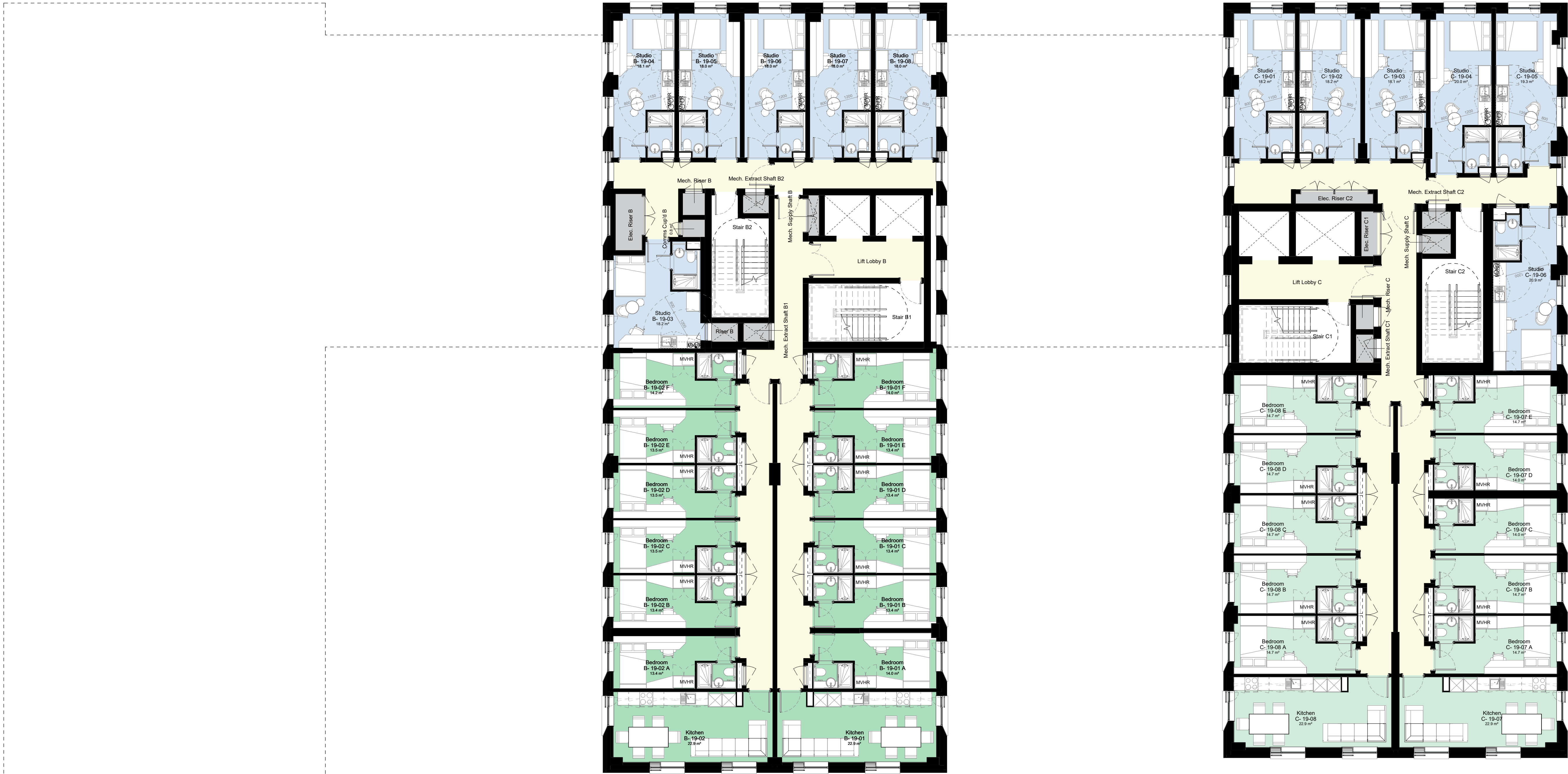
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PROJECT
Echo Street
General Arrangement
Level 18 Floor Plan

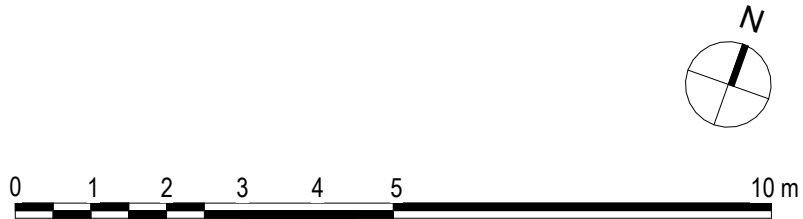
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7054

REV.
P06



1 Level 19 Floor Plan
02119 1 : 100



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IQ Student Accommodation
Student Accommodation

STATUS PURPOSE FOR ISSUE
S2 Planning

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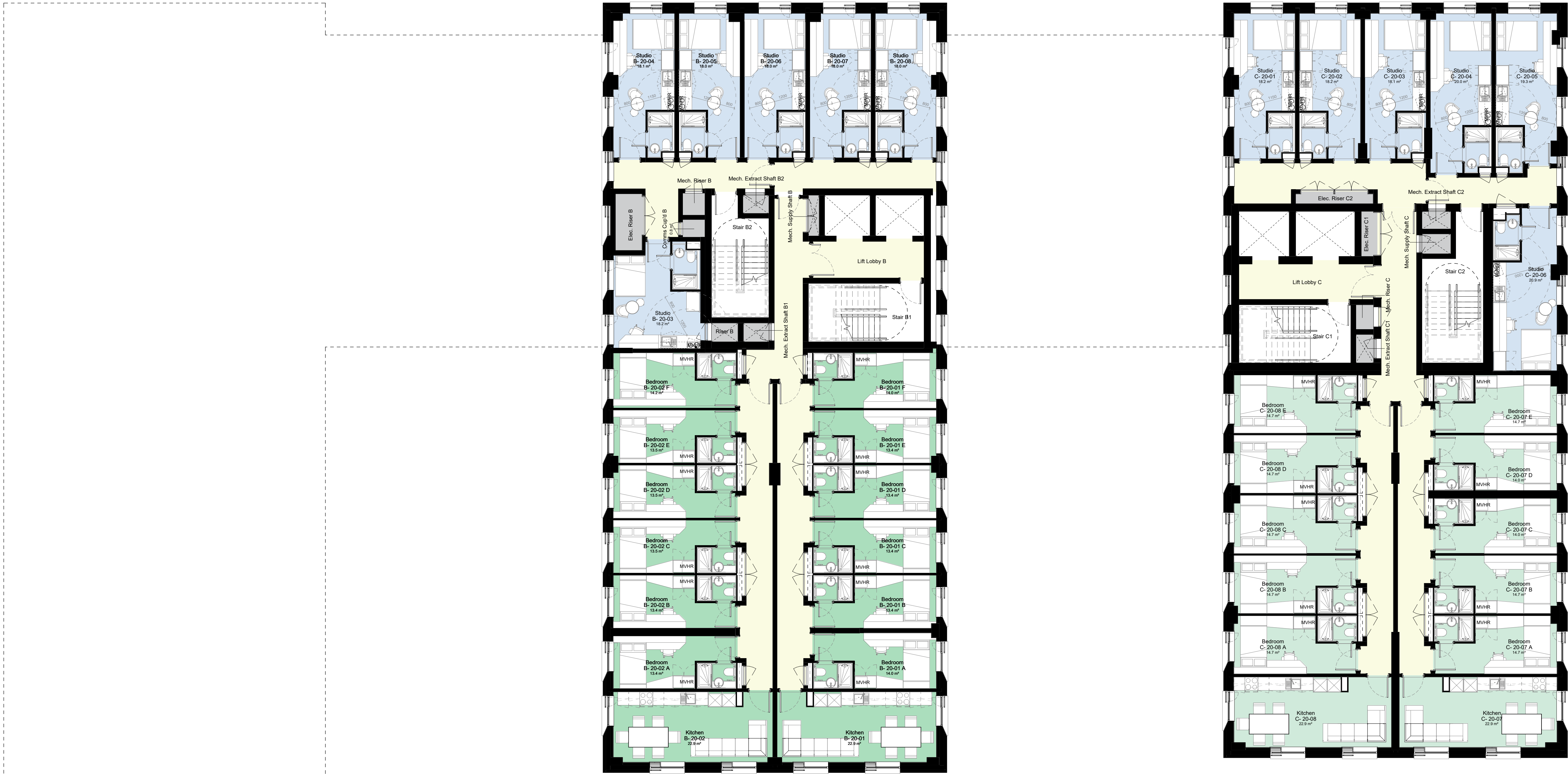
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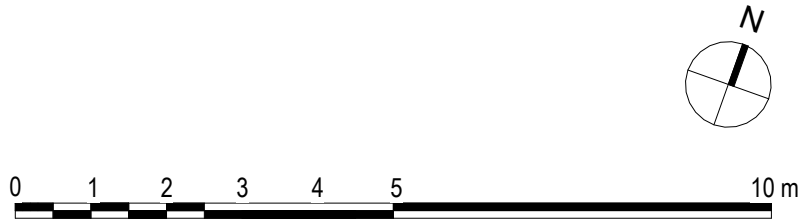
Echo Street
General Arrangement
Level 19 Floor Plan

Stage 2
ECHO SRA-ZZ-19-DR-A-02119

SR NO.
7054
REV.
P06



1 Level 20 Floor Plan
02120 1 : 100



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Planning

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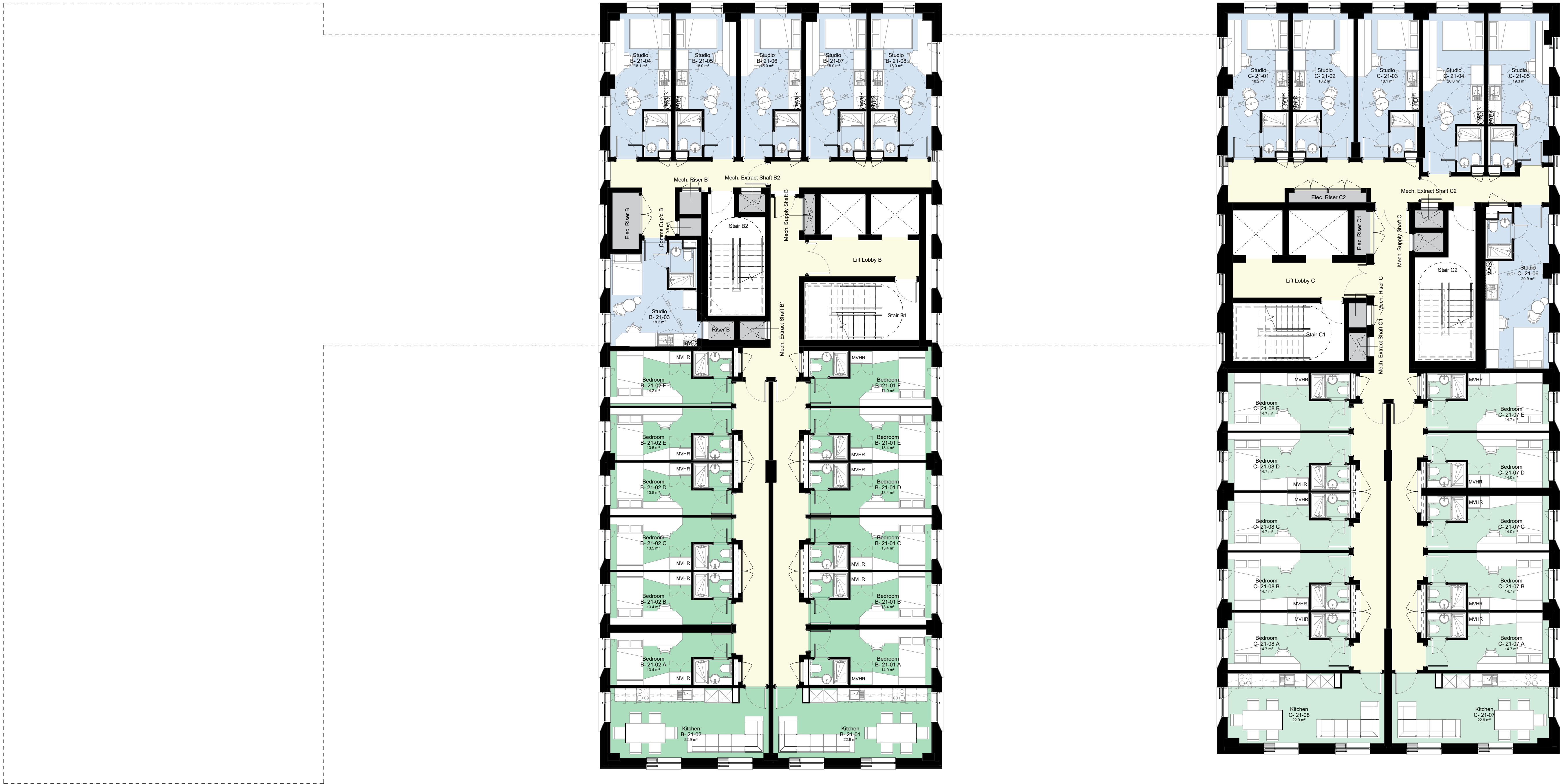
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 20 Floor Plan

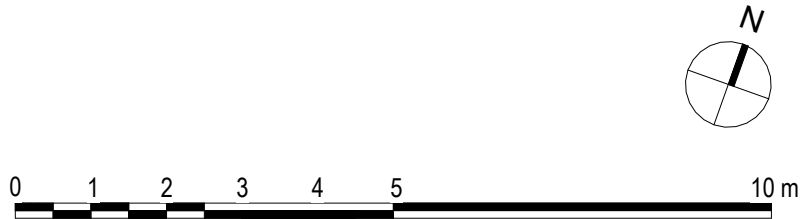
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7054

REV.
P06



1 Level 21 Floor Plan
02121 1 : 100



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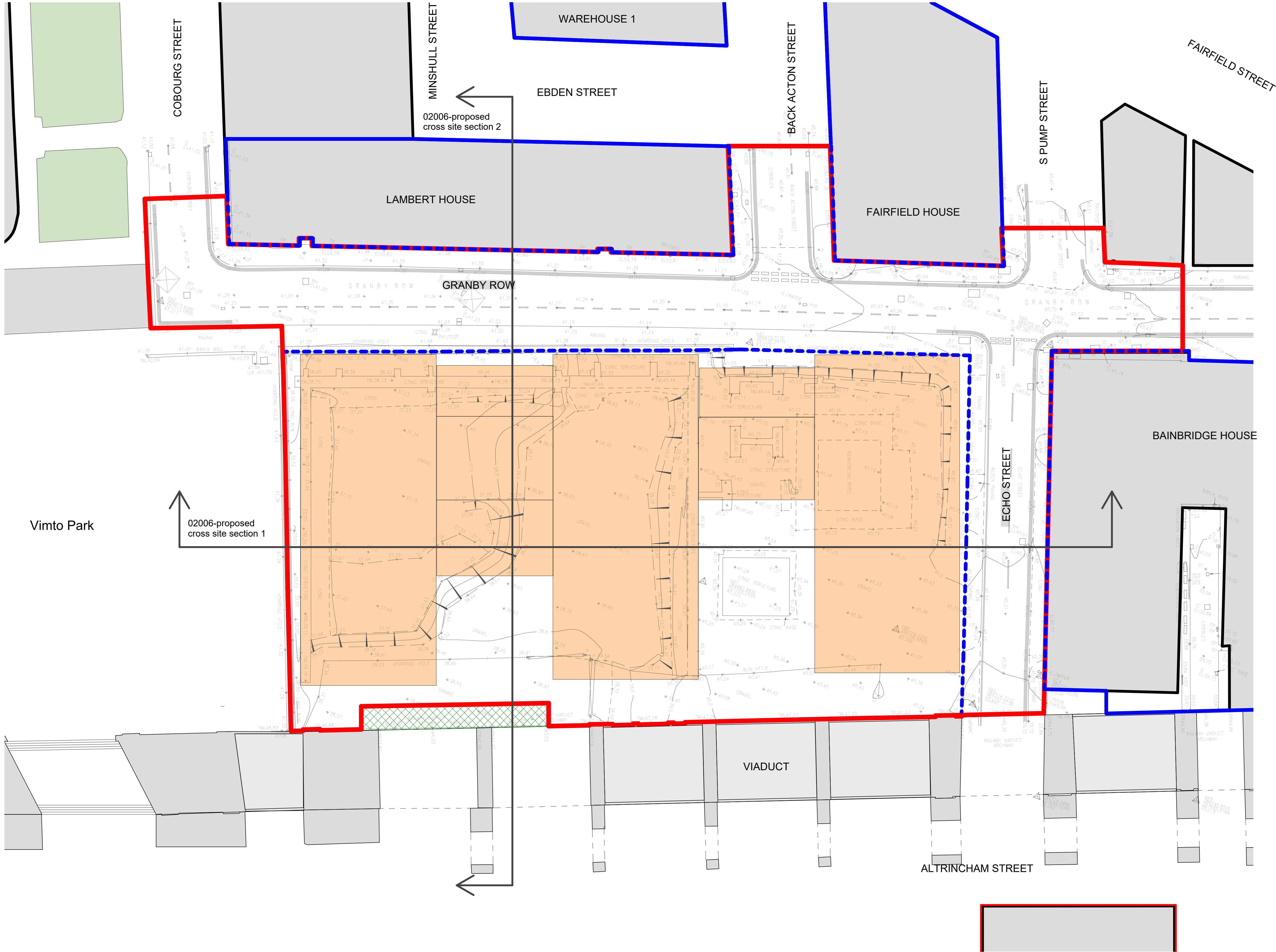
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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 21 Floor Plan

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ECHO- SRA- ZZ- 21- DR- A- 02121

SR NO.
7054

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P06



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- PLAN KEY
- Site Boundaries
 - Planning Application Boundary
 - Applicant Ownership
 - Network Rail Ownership
 - Footprint of Proposed Building (at Ground Floor Level)

REV.	DATE	AMENDMENT
P01	23/03/23	Draft Issue for Planning
P02	14/04/23	Planning Issue

KEYPLAN

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PROJECT
Echo Street PBSA

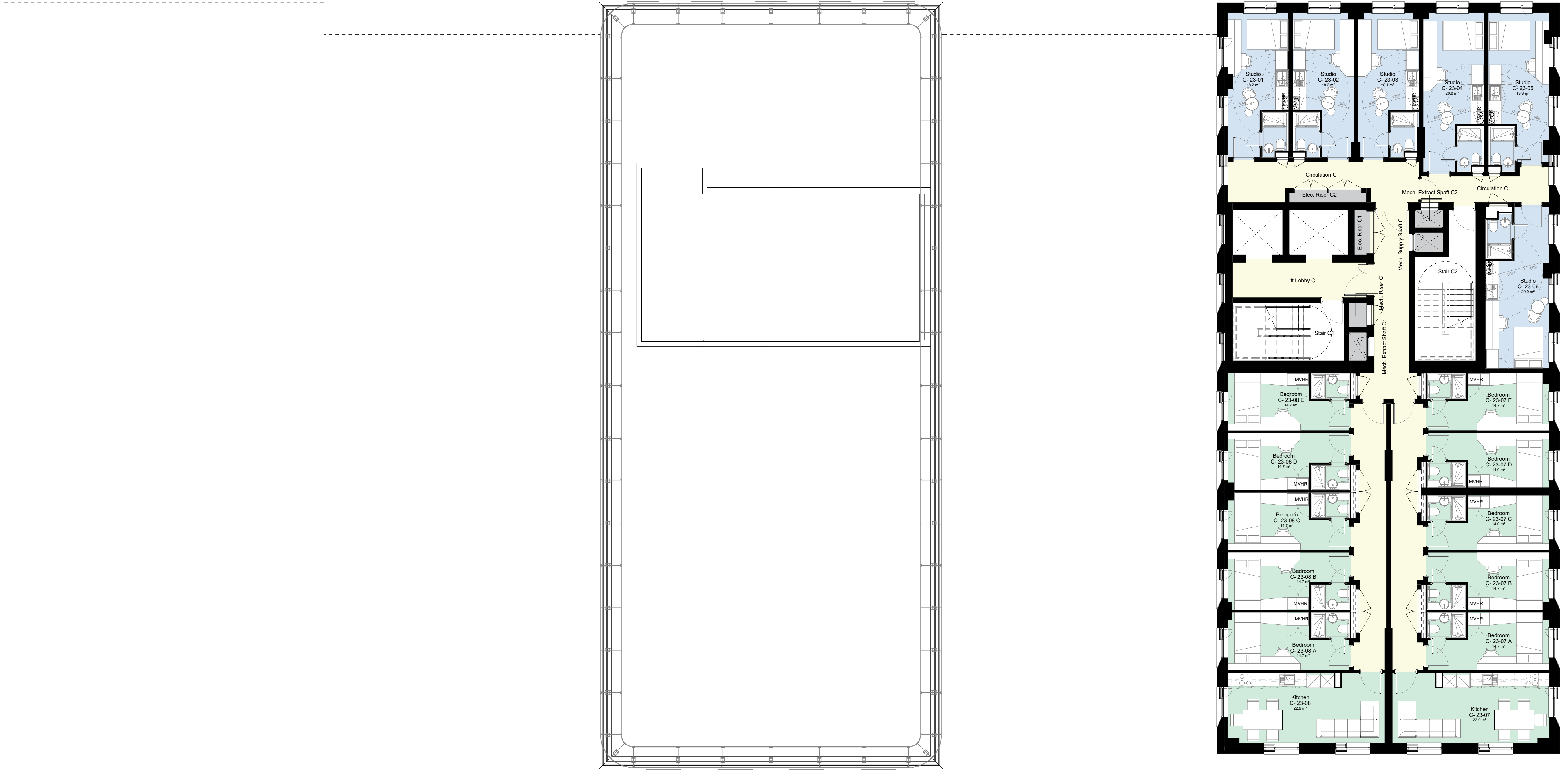
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As indicated	14/04/23	LA	VC	RG

Existing Site Plan with Proposed Building Footprint

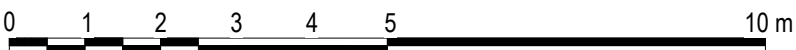
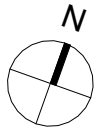
Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054

DRAWING NO.	REV.
ECHO-SRA-ZS-XX-DR-A-02003	P02



1 Level 23 Floor Plan
02123 1 : 100



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STATUS PURPOSE FOR ISSUE
S2 Planning

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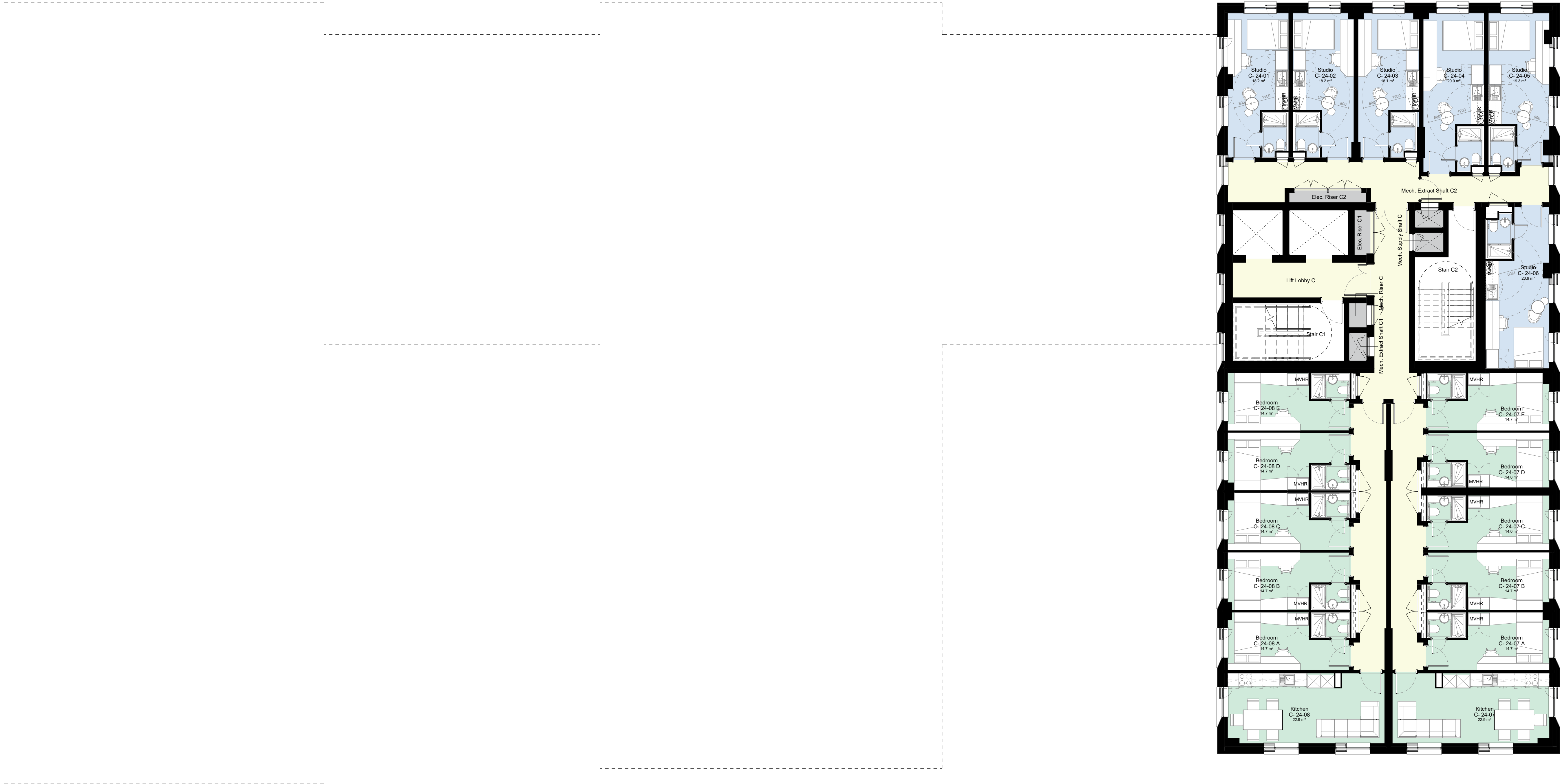
PROJECT
Echo Street
General Arrangement
Level 23 Floor Plan

Stage 2

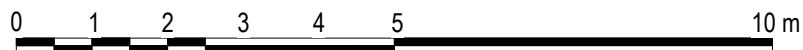
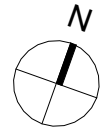
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REV.
P05



1 Level 24 Floor Plan
02124 1 : 100



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STATUS PURPOSE FOR ISSUE
S2 Planning

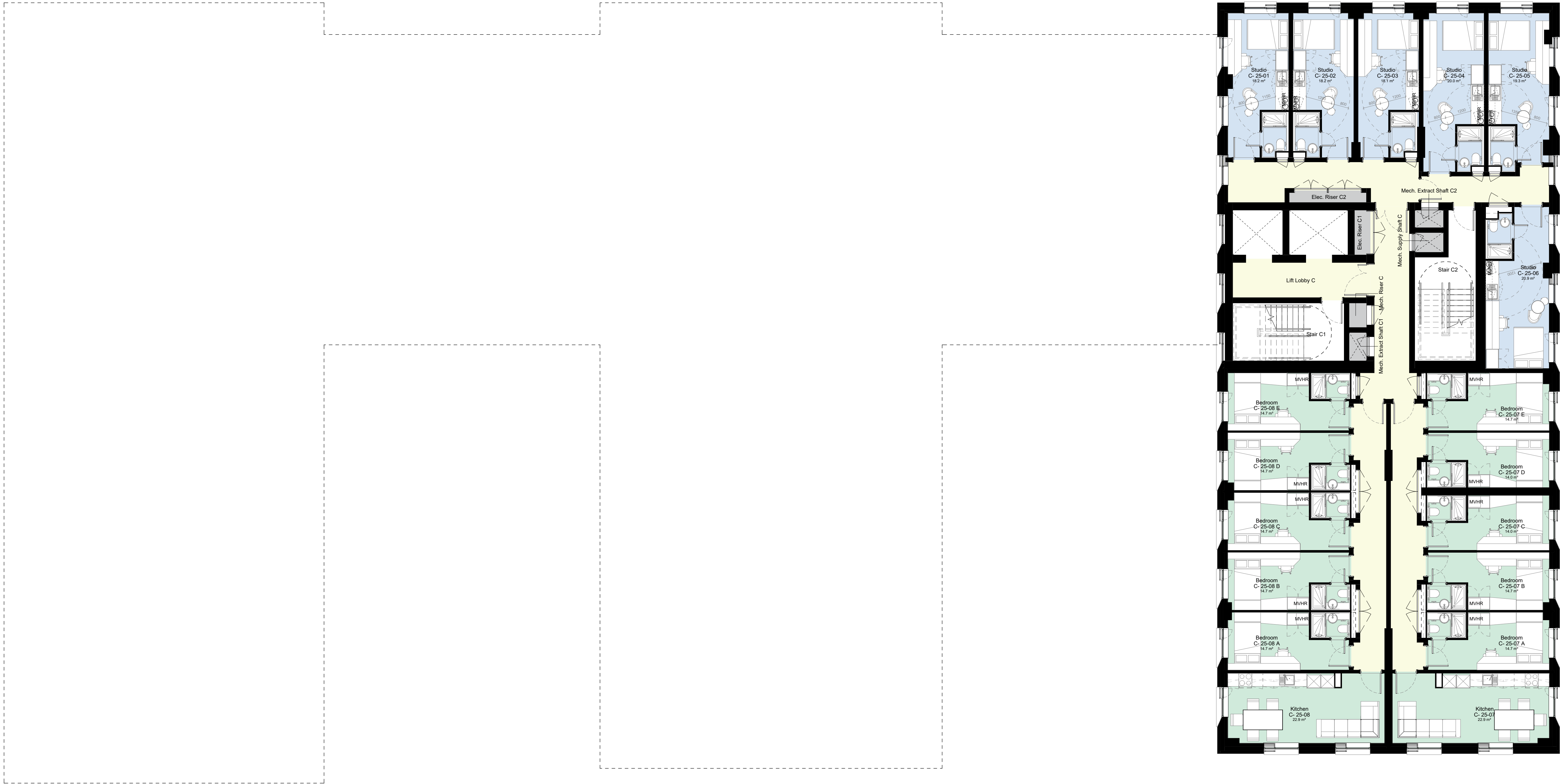
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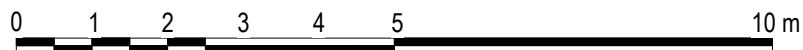
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 24 Floor Plan

Stage 2
DRAWING NO.
ECHO- SRA- ZZ- 24- DR - A - 02124
SR NO.
7054
REV.
P06



1 Level 25 Floor Plan
02125 1 : 100



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Department Legend

- Amenity Space
- Studios
- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT	KEYPLAN
P01	18/01/23	First Issue - Issued for Information	
P02	03/02/23	Layouts amended following client + design team comments	
P03	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included	
P04	10/03/23	Minor amendments to layouts to suit DT comments. Bedroom + Studio room tags updated.	
P05	24/03/23	Draft Issue for Planning (Incl. minor updates)	
P06	14/04/23	Planning Issue	

CLIENT

IQ Student Accommodation

STATUS PURPOSE FOR ISSUE
S2 Planning

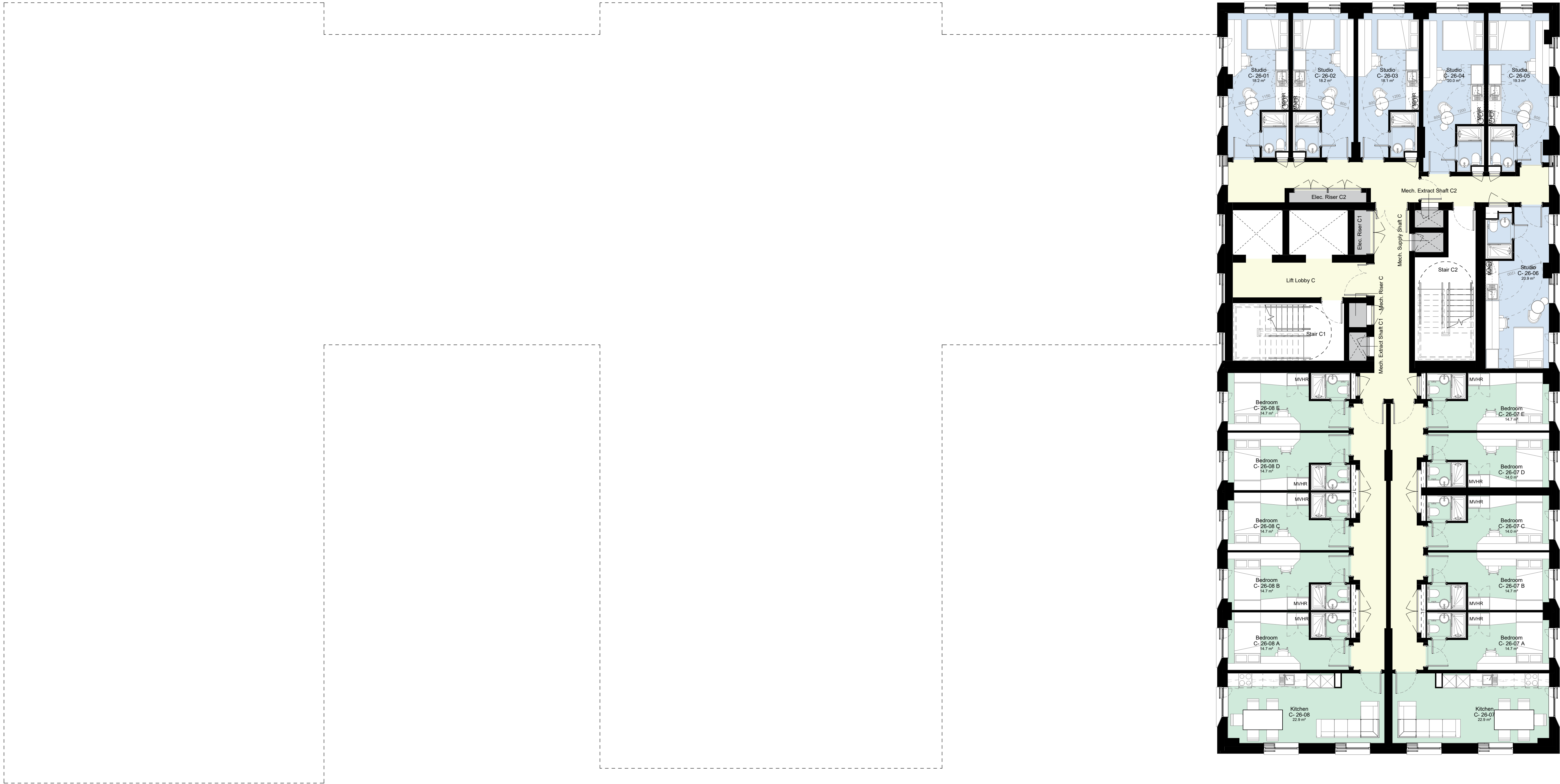
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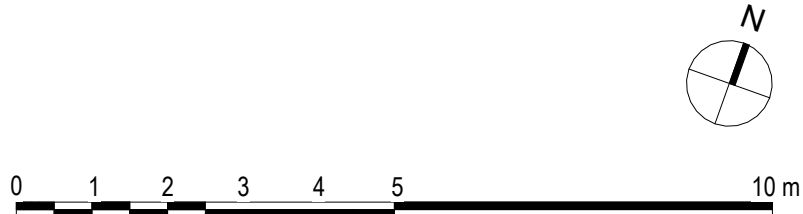
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 25 Floor Plan

Stage 2
DRAWING NO. **ECHO- SRA- ZZ- 25- DR - A - 02125**
SR NO. **7054**
REV. **P06**



1 Level 26 Floor Plan
02126 1 : 100



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P06	14/04/23	Planning Issue	

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IQ Student Accommodation
Student Accommodation

STATUS **PURPOSE FOR ISSUE**
S2 **Planning**

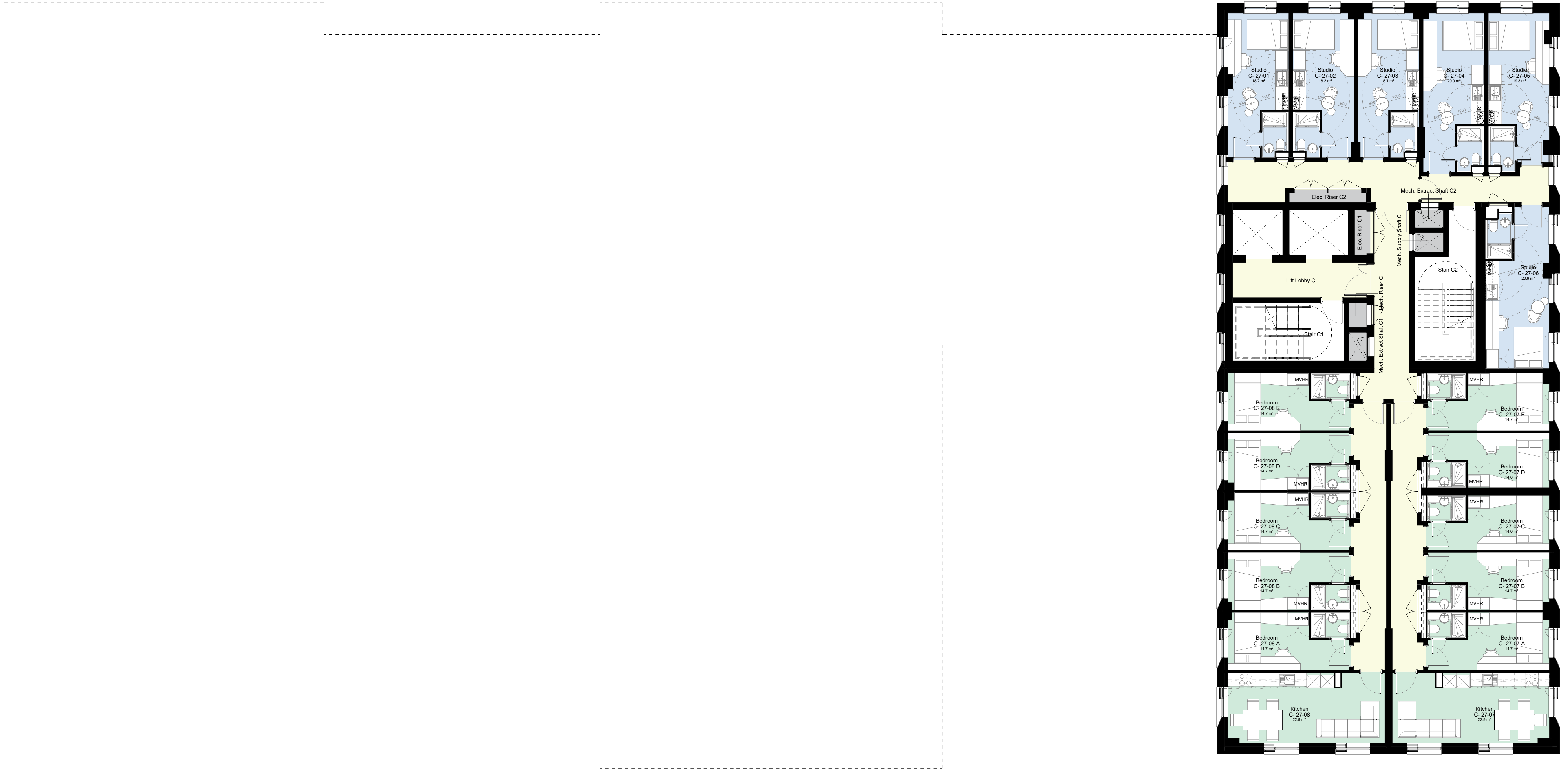
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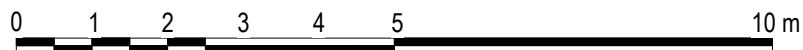
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 **14/04/23** **LK** **VC** **RG**

PROJECT
Echo Street
General Arrangement
Level 26 Floor Plan

Stage 2
DRAWING NO.
ECHO· SRA· ZZ· 26· DR· A· 02126
SR NO.
7054
REV.
P06



1 Level 27 Floor Plan
02127 1 : 100



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P06	14/04/23	Planning Issue	

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IQ Student Accommodation
Student Accommodation

STATUS PURPOSE FOR ISSUE
S2 Planning

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1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 27 Floor Plan

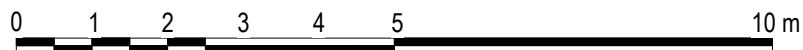
DRAWING NO.
ECHO- SRA- ZZ- 27- DR- A- 02127

SR NO.
7054

REV.
P06



1 Combined Roof Plan
02130 1 : 100



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REV.	DATE	AMENDMENT	KEYPLAN
P01	24/03/23	Draft Issue For Planning	
P02	14/04/23	Planning Issue	

CLIENT

IQ Student Accommodation
Student Accommodation

STATUS PURPOSE FOR ISSUE
S2 Planning

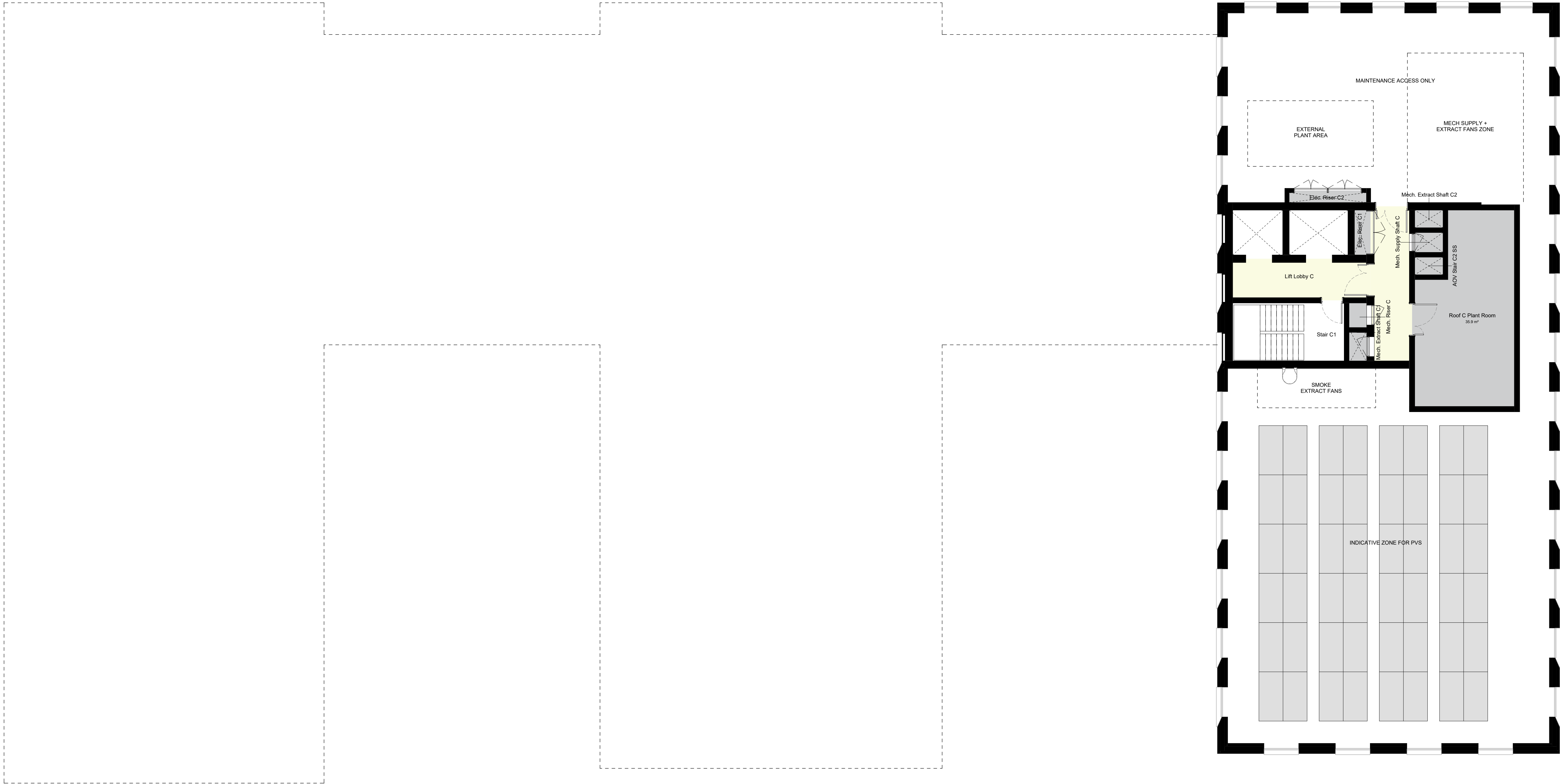
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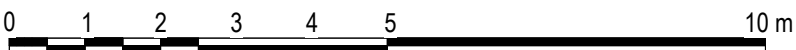
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

Echo Street
General Arrangement
Combined Roof Plan

Stage 2
DRAWING NO. **ECHO SRA ZZ RF DR A 02130**
SR NO. **7054**
REV. **P02**



1 Block C Roof Plan
02128 1 : 100



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P05	14/04/23	Planning Issue	

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STATUS
S2

PURPOSE FOR ISSUE
Planning

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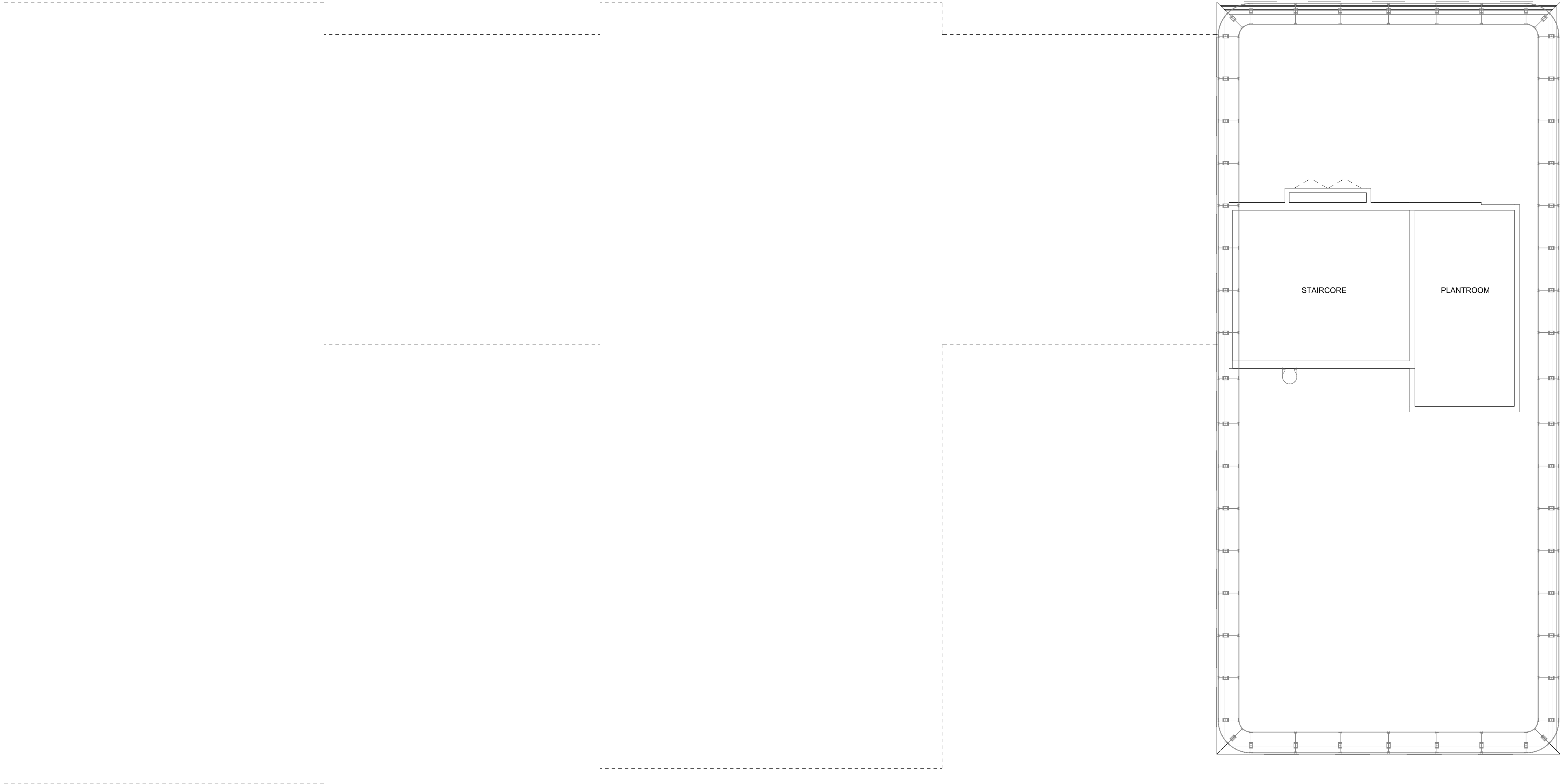
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Block C Roof Plan

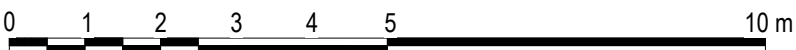
Stage 2
DRAWING NO.
ECHO· SRA· ZZ· RF· DR· A· 02128

SR NO.
7054

REV.
P05



1 Block C Upper Roof Plan
02129 1 : 100



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REV.	DATE	AMENDMENT	KEYPLAN
P01	24/03/23	Draft Issue For Planning	
P02	14/04/23	Planning Issue	

CLIENT



STATUS PURPOSE FOR ISSUE
S2 Planning

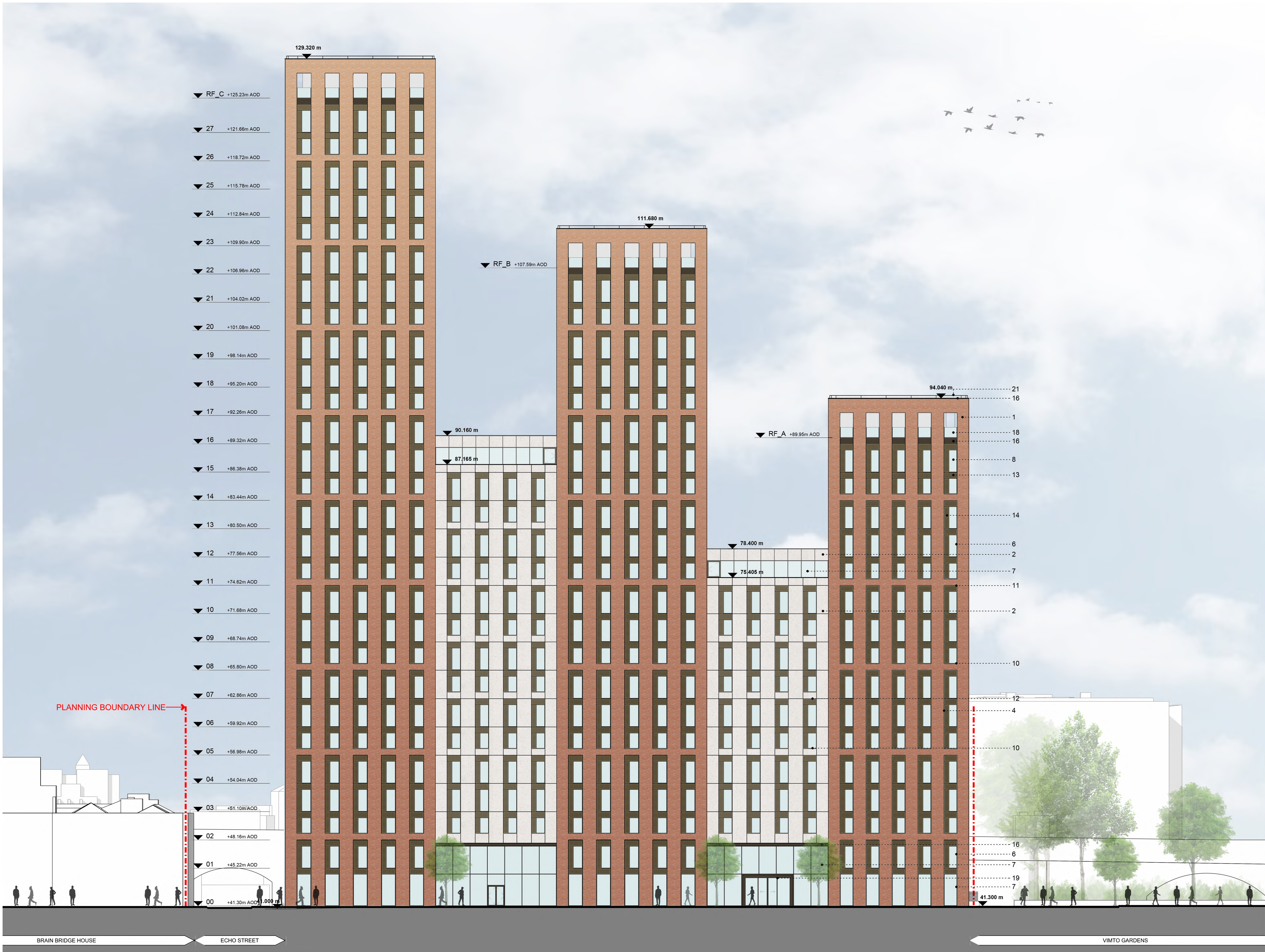
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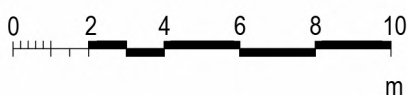
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Block C Upper Roof Plan

Stage 2 SR NO. **7054**
DRAWING NO. **ECHO SRA ZZ RF DR A 02129** REV. **P02**



1 North Elevation - Granby Row
02201 1 : 200

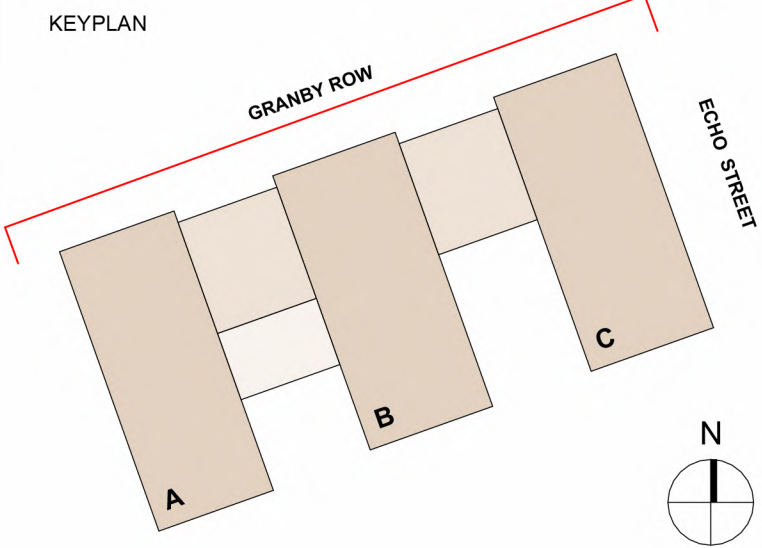


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REV.	DATE	AMENDMENT
P01	23/01/2023	First Issue- Issue for Information
P02	03/02/2023	Issued for Information- Elevations Updated
P03	27/02/2023	Elevations Updated following client+ Design team comments
P04	24/03/2023	Draft Issue for Planning (Incl. minor updates)
P05	14/04/2023	Planning Issue

- MATERIAL KEY**
- Brick Tile Cladding
 - Glass Reinforced Concrete (GRC) Cladding
 - Brick Tile Chamfered Window Reveal
 - Brick Tile 90° Window Reveal
 - Glass Reinforced Concrete (GRC) 90° Window Reveal
 - Anodised Aluminium Window System in Dark Bronze
 - Anodised Aluminium Curtain Walling System in Dark Bronze
 - Transparent Window Glazing
 - Back- Painted Look-alike Window Glazing
 - Anodised Aluminium Window Sill in Dark Bronze
 - Brick Tile Window Soffit
 - Glass Reinforced Concrete (GRC) Soffit
 - Anodised Aluminium Perforated Spandrel Panel (over Louvred Panel) in Medium Bronze
 - Anodised Aluminium Perforated Vent Panel (over Inward Opening Solid Panel) in Medium Bronze
 - Anodised Aluminium Perforated Panel (over Fixed Solid Panel) in Medium Bronze
 - Anodised Aluminium Flashing in Dark Bronze
 - Anodised Aluminium Louvres in Dark Bronze
 - Glazed Balustrade
 - Entrance Canopy in Anodised Aluminium in Dark Bronze
 - PPC Steel Gate in Dark Bronze
 - Track for Roof Trolley System

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PROJECT
Echo Street PBSA

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
As indicated 14/04/2023 JX VC RG

**General Arrangement
North Elevation**

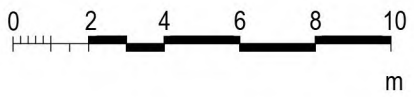
Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02201		P05



1
02202

South Elevation - Viaduct
1 : 200

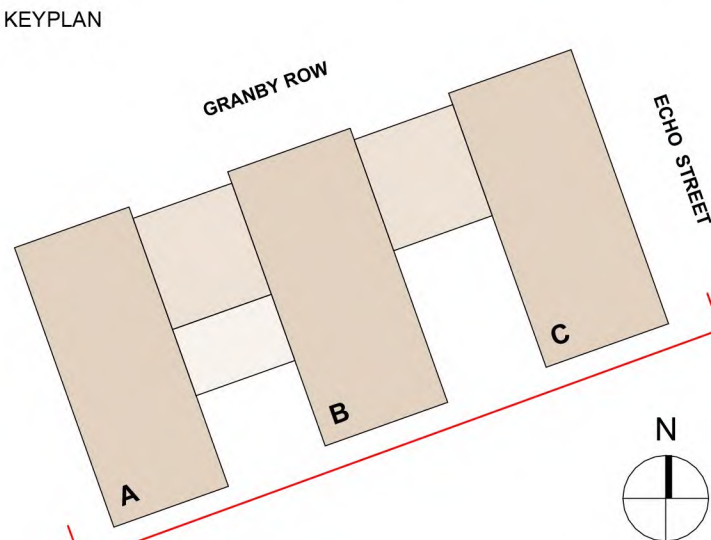


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P04	24/03/2023	Draft Issue for Planning (Incl. minor updates)
P05	14/04/2023	Planning Issue
P06	26/04/2023	Planning Issue (Minor Amendments)

- MATERIAL KEY**
- Brick Tile Cladding
 - Glass Reinforced Concrete (GRC) Cladding
 - Brick Tile Chamfered Window Reveal
 - Brick Tile 90° Window Reveal
 - Glass Reinforced Concrete (GRC) 90° Window Reveal
 - Anodised Aluminium Window System in Dark Bronze
 - Anodised Aluminium Curtain Walling System in Dark Bronze
 - Transparent Window Glazing
 - Back-Painted Look-alike Window Glazing
 - Anodised Aluminium Window Sill in Dark Bronze
 - Brick Tile Window Soffit
 - Glass Reinforced Concrete (GRC) Soffit
 - Anodised Aluminium Perforated Spandrel Panel (over Louvred Panel) in Medium Bronze
 - Anodised Aluminium Perforated Vent Panel (over Inward Opening Solid Panel) in Medium Bronze
 - Anodised Aluminium Perforated Panel (over Fixed Solid Panel) in Medium Bronze
 - Anodised Aluminium Flashing in Dark Bronze
 - Anodised Aluminium Louvers in Dark Bronze
 - Glazed Balustrade
 - Entrance Canopy in Anodised Aluminium in Dark Bronze
 - PPC Steel Gate in Dark Bronze
 - Track for Roof Trolley System

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PROJECT
Echo Street PBSA

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
As indicated 26/04/2023 JX VC RG

**General Arrangement
South Elevation**

Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02202		P06



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REV.	DATE	AMENDMENT
P01	23/03/23	Draft Issue for Planning
P02	14/04/23	Planning Issue
P03	26/04/23	Planning Issue (minor updates)

KEYPLAN

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PROJECT
Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	26/04/23	LA	VC	RG

Proposed Site Plan with Planning Application Boundary

Stage 2		SR NO.
STATUS	PURPOSE FOR ISSUE	
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZS-XX-DR-A-02004		P03



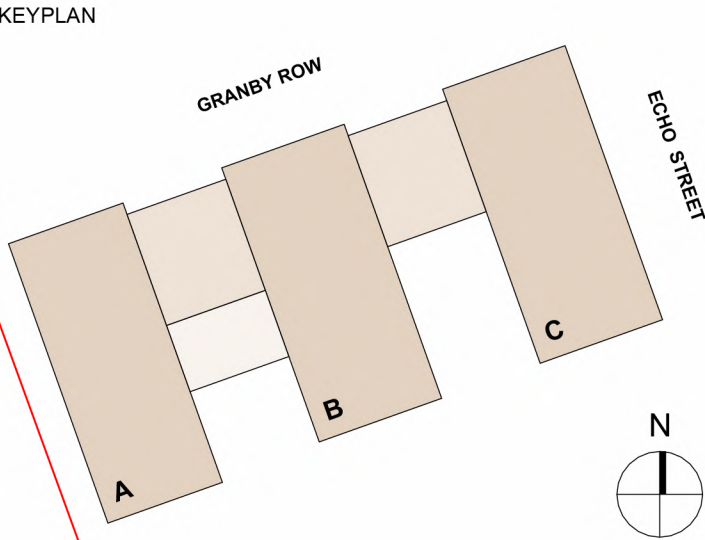
1 West Elevation - Block A
02203 1 : 200

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 8. Transparent Window Glazing
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 16. Anodised Aluminium Flashing in Dark Bronze
 17. Anodised Aluminium Louvres in Dark Bronze
 18. Glazed Balustrade
 19. Entrance Canopy in Anodised Aluminium in Dark Bronze
 20. PPC Steel Gate in Dark Bronze
 21. Track for Roof Trolley System

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PROJECT
Echo Street PBSA

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
As indicated 14/04/2023 JX VC RG

**General Arrangement
West Elevation**

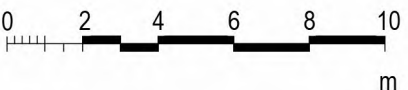
Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02203		P05



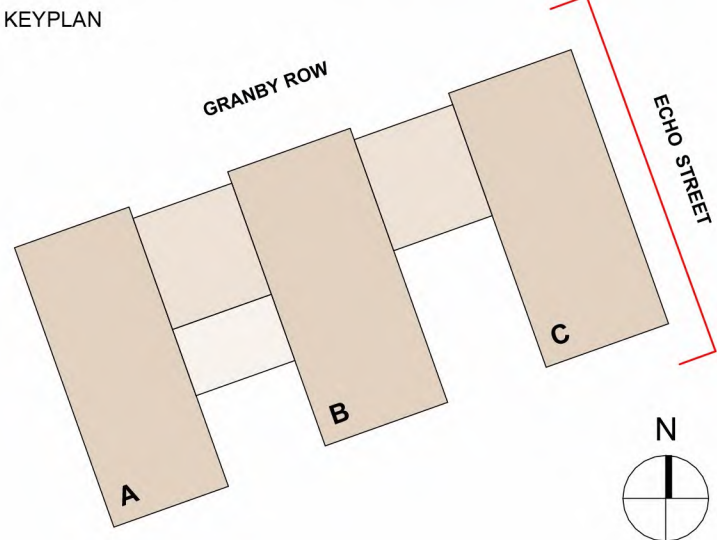
1
02204

East Elevation - Block C
1 : 200



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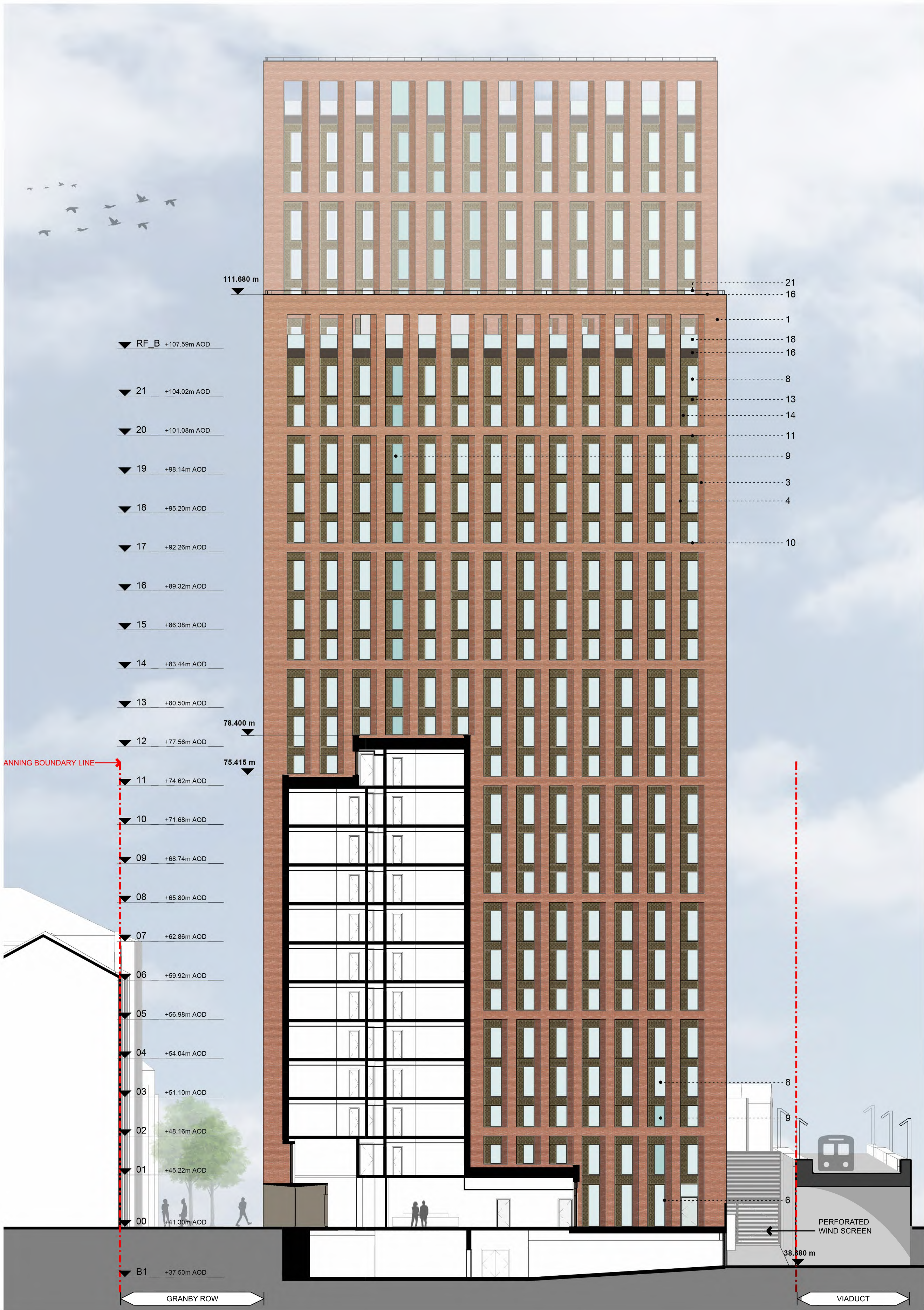
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Echo Street PBSA

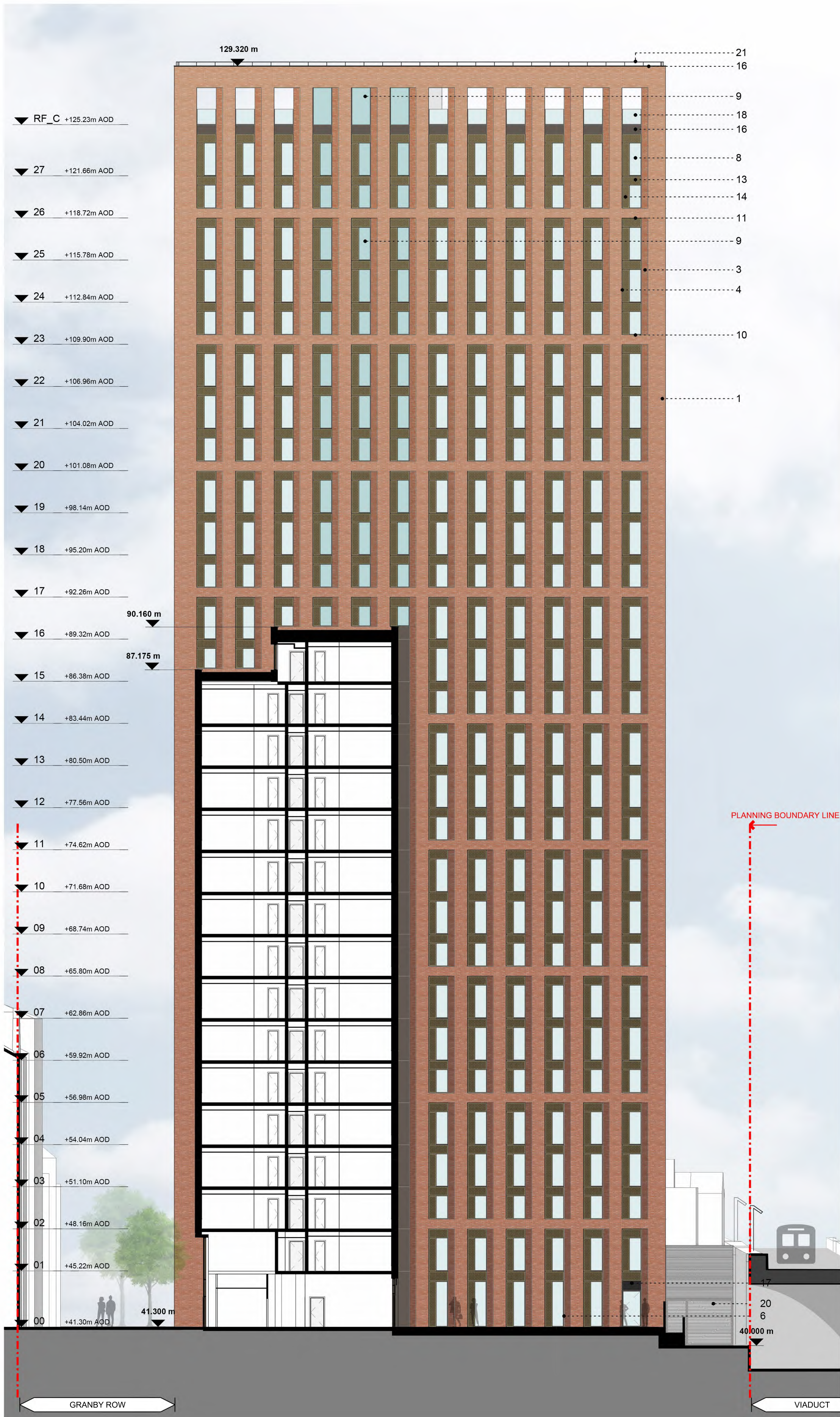
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
As indicated 26/04/2023 JX VC RG

**General Arrangement
East Elevation**

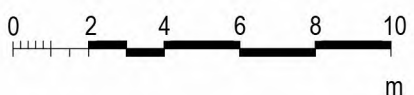
STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02204		P06



2 West Elevation - Block B
02205 1 : 200



1 West Elevation - Block C
02205 1 : 200

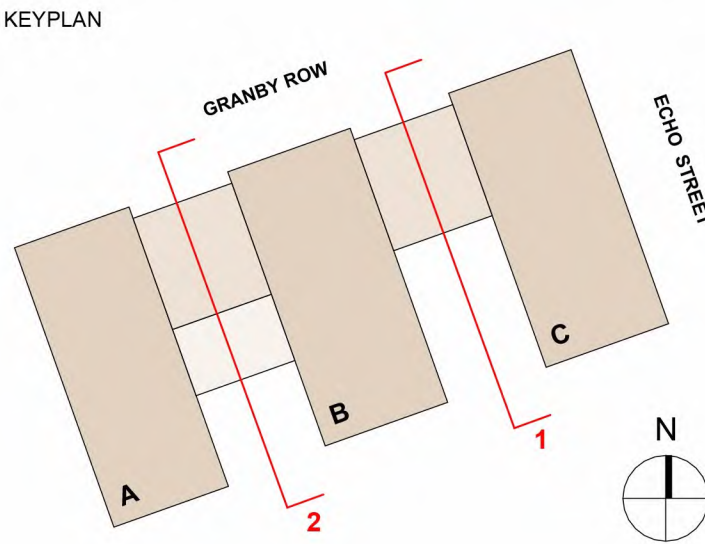


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PROJECT
Echo Street PBSA

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
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General Arrangement
Inner West Elevations

Stage 2

STATUS PURPOSE FOR ISSUE SR NO.
S2 Planning 7054

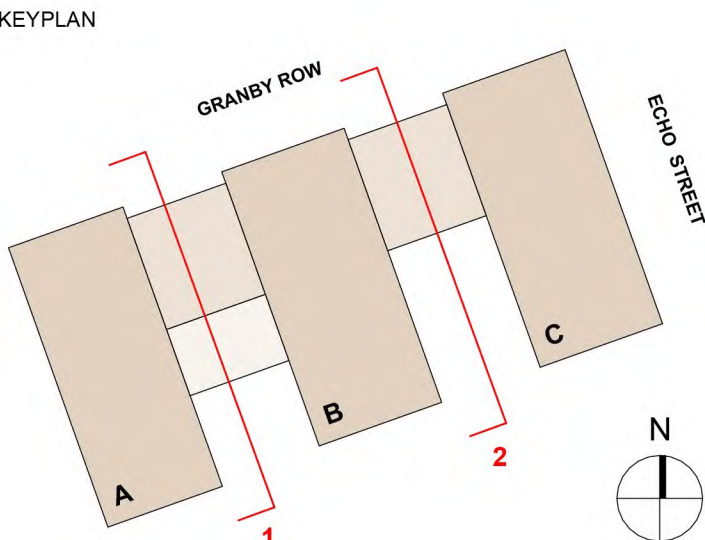
DRAWING NO. REV.
ECHO-SRA-ZZ-XX-DR-A-02205 P06

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 - PPC Steel Gate in Dark Bronze
 - Track for Roof Trolley System

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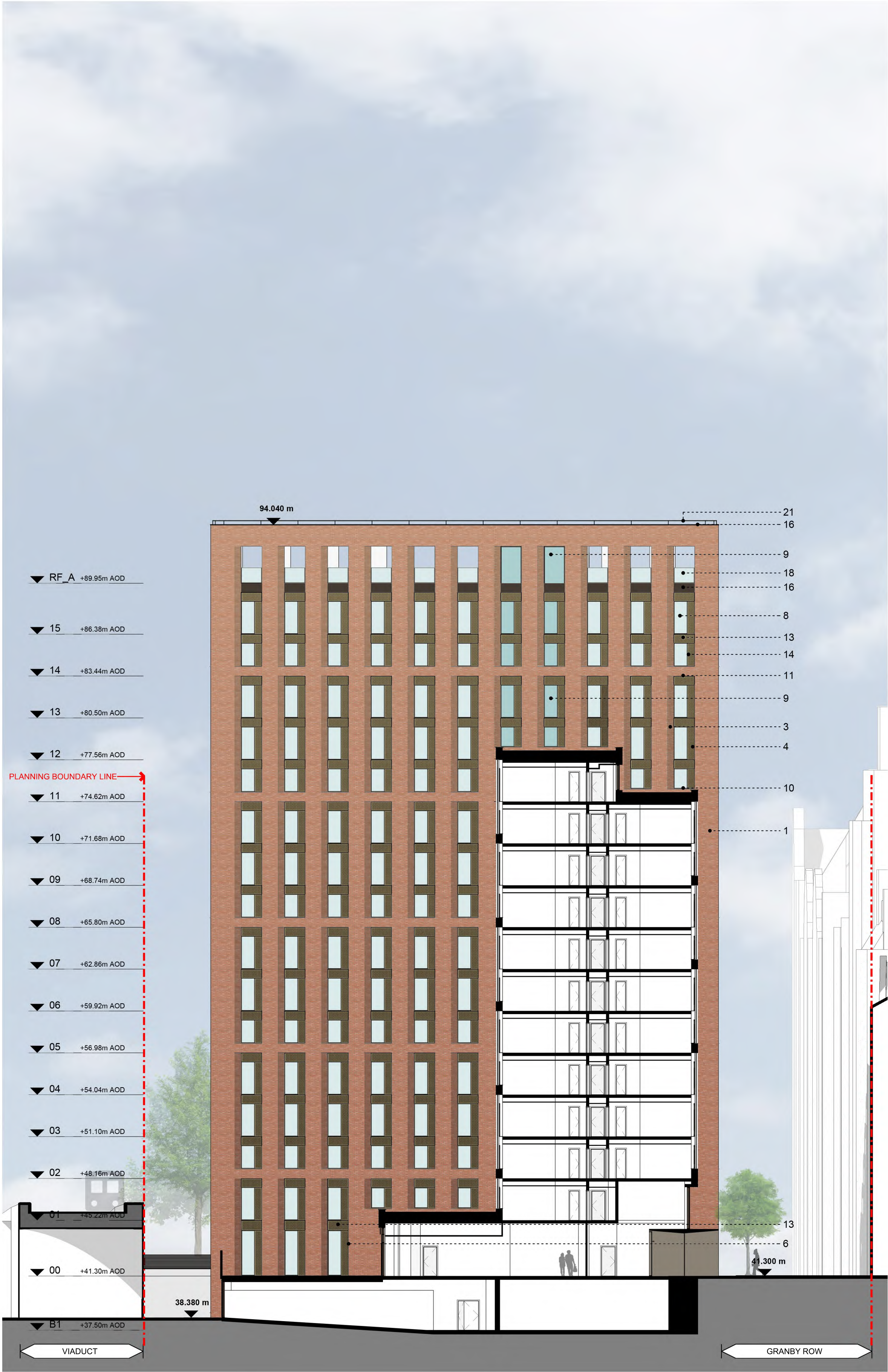
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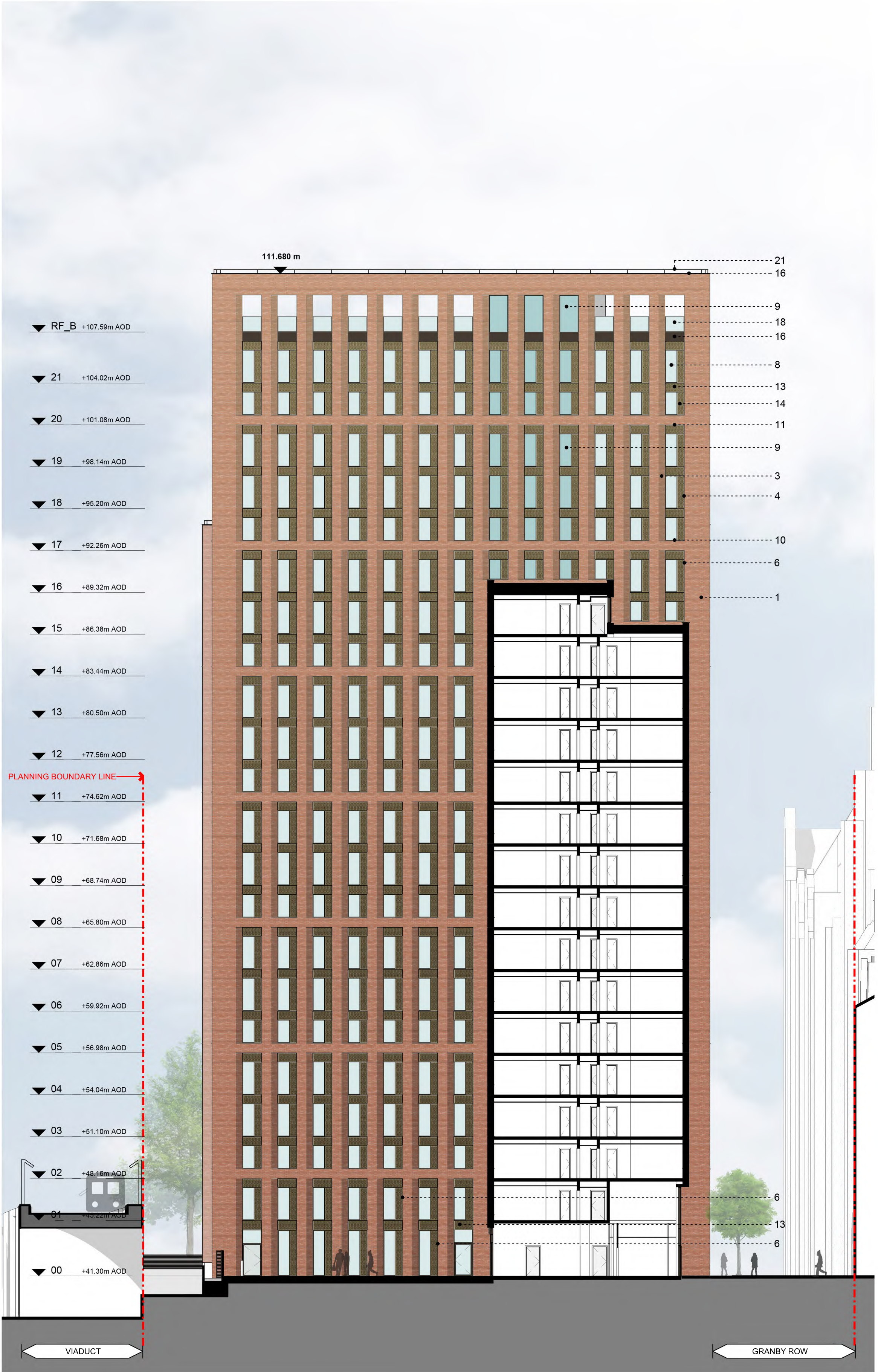
PROJECT
Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	26/04/2023	JX	VC	RG

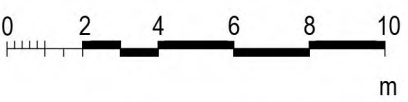
General Arrangement			
Inner East Elevations			
Stage 2			
STATUS	PURPOSE FOR ISSUE		SR NO.
S2	Planning		7054
DRAWING NO.			REV.
ECHO-SRA-ZZ-XX-DR-A-02206			P06



1 East Elevation - Block A
1 : 200

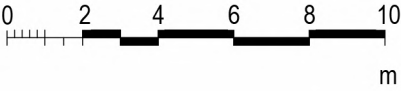


2 East Elevation - Block B
1 : 200





AA Section AA
02301 1 : 200

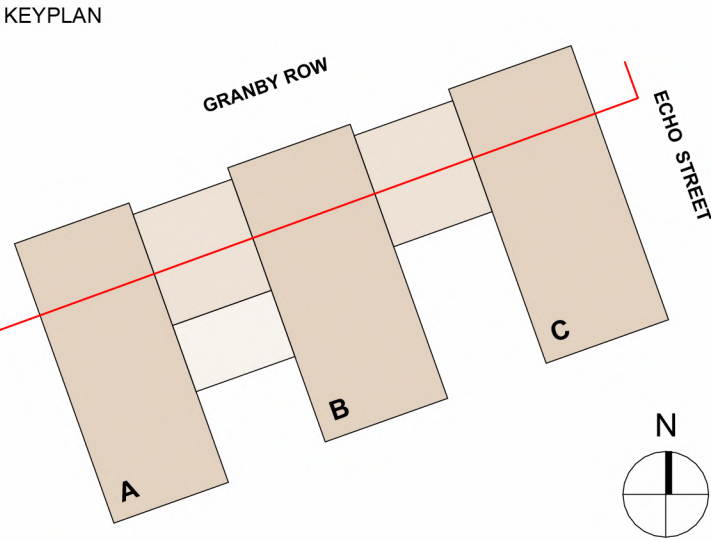


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REV.	DATE	AMENDMENT
P01	24/03/2023	Draft Issue for Planning
P02	14/04/2023	Planning Issue

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Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	14/04/2023	JX	VC	RG

**General Arrangement
Section AA**

Stage 2		
STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02301		P02



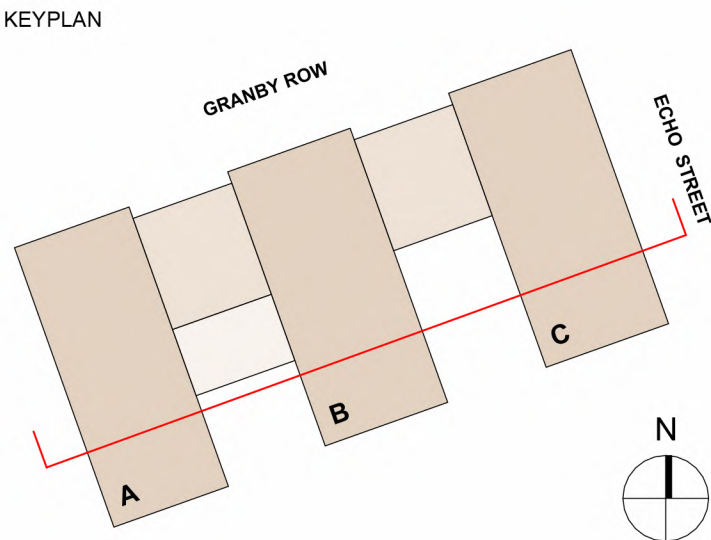
BB Section BB
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Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	14/04/2023	JX	VC	RG

General Arrangement
Section BB

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.	REV.	
ECHO-SRA-ZZ-XX-DR-A-02302	P02	

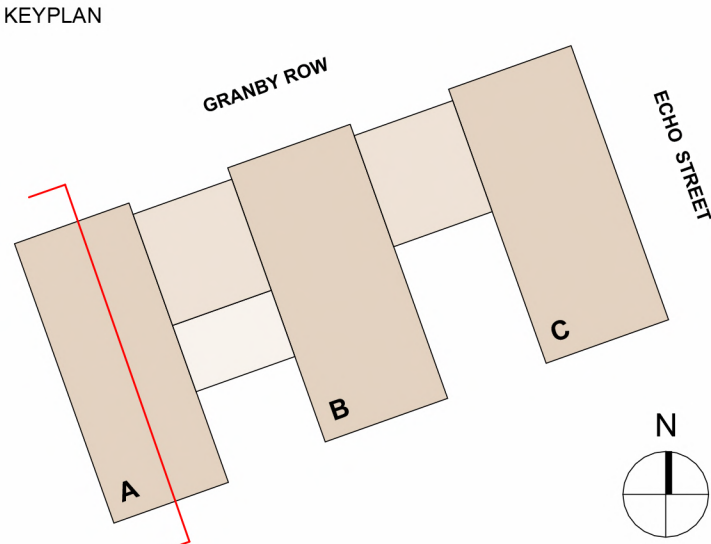


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PROJECT
ECHO Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	14/04/2023	JX	VC	RG

**General Arrangement
Section CC- Block A**

Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02303		P02

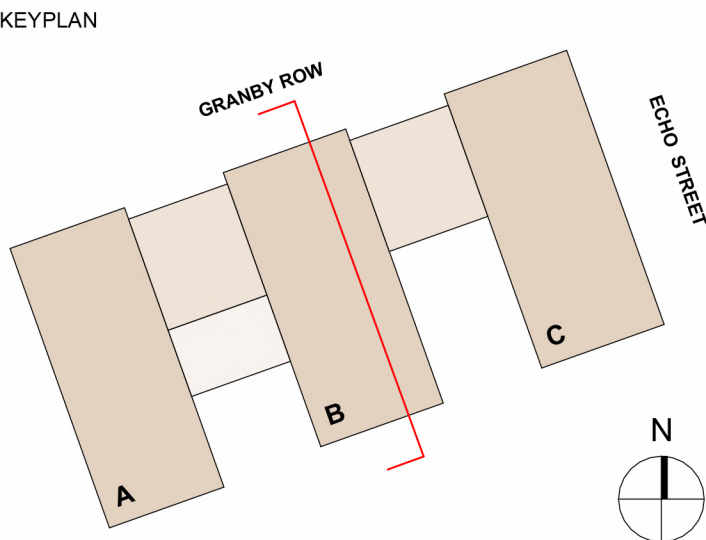


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P02	14/04/2023	Planning Issue

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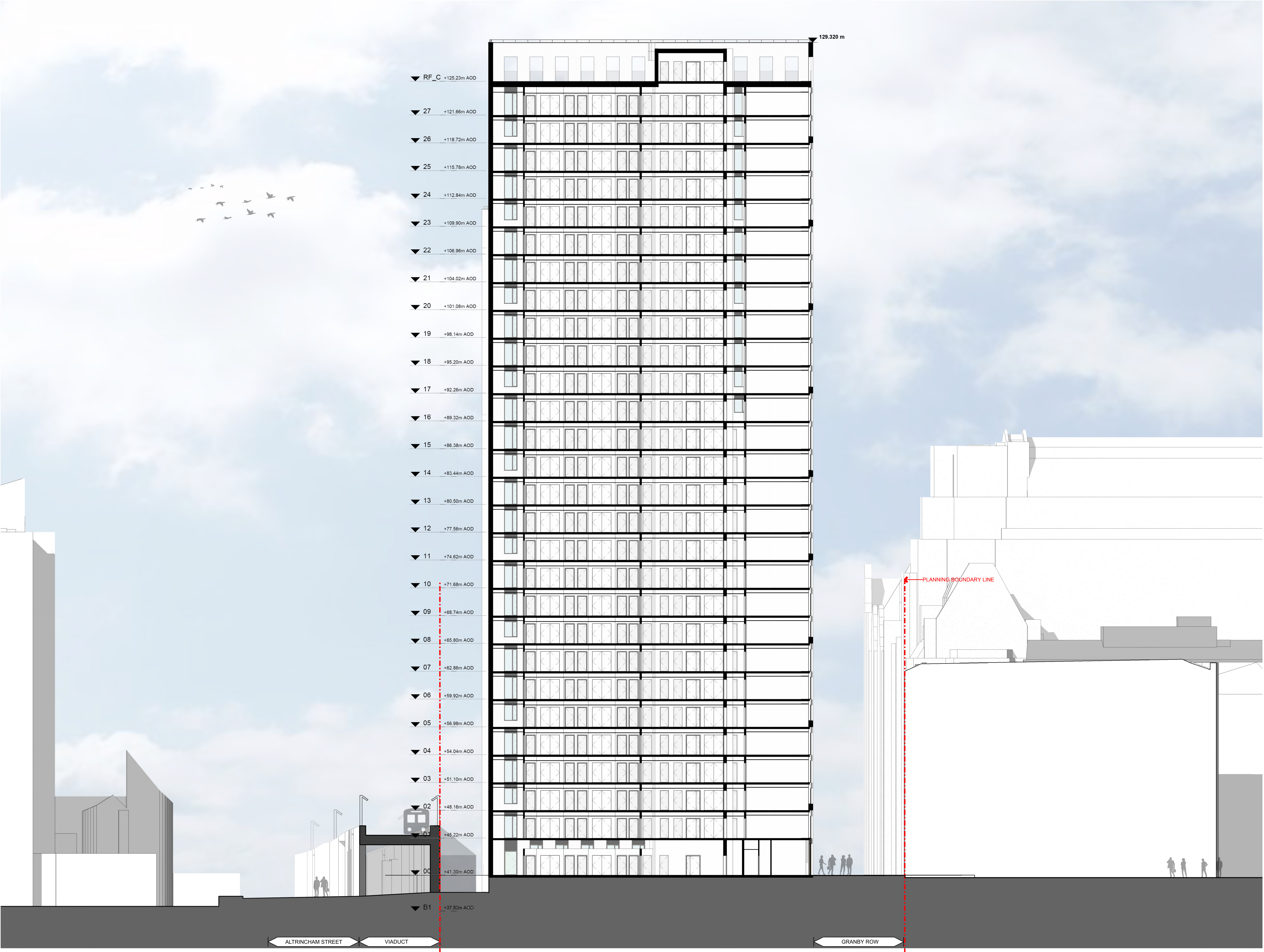
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PROJECT
Echo Street PBSA

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General Arrangement
Section DD- Block B

Stage 2		SR NO.
STATUS	PURPOSE FOR ISSUE	
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02304		P02

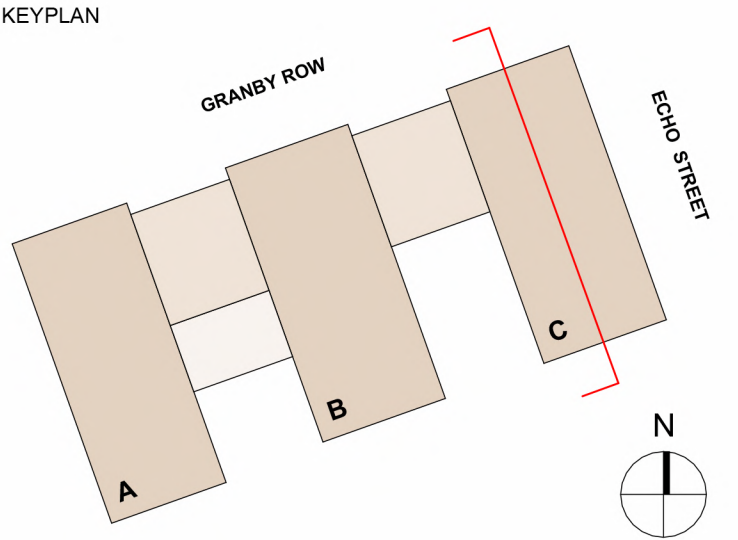


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P02	14/04/2023	Planning Issue

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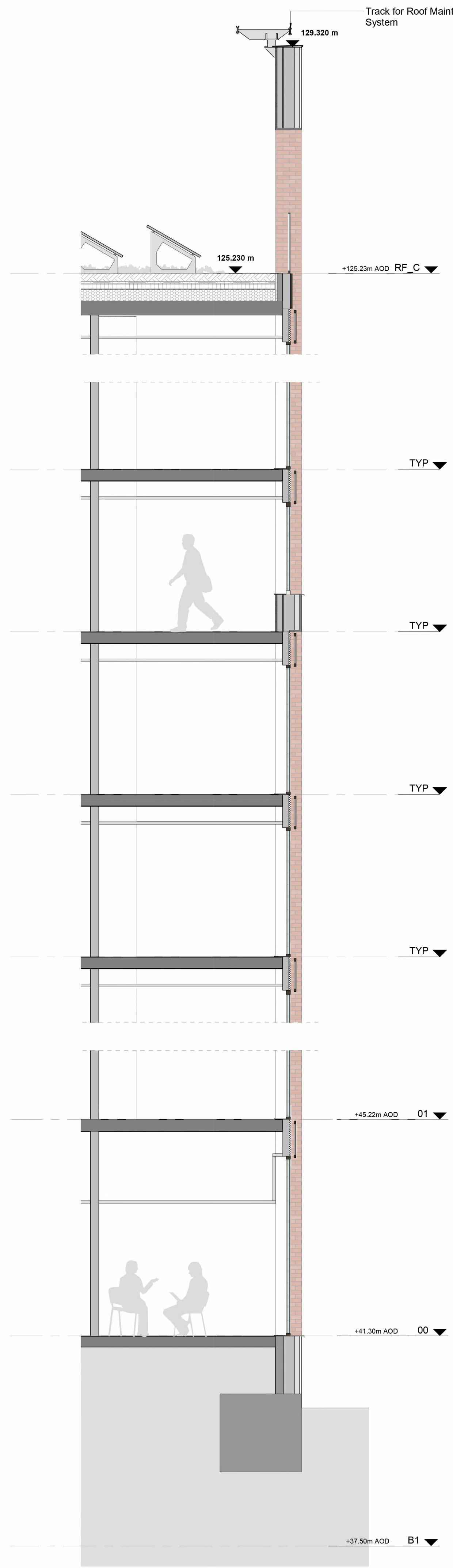
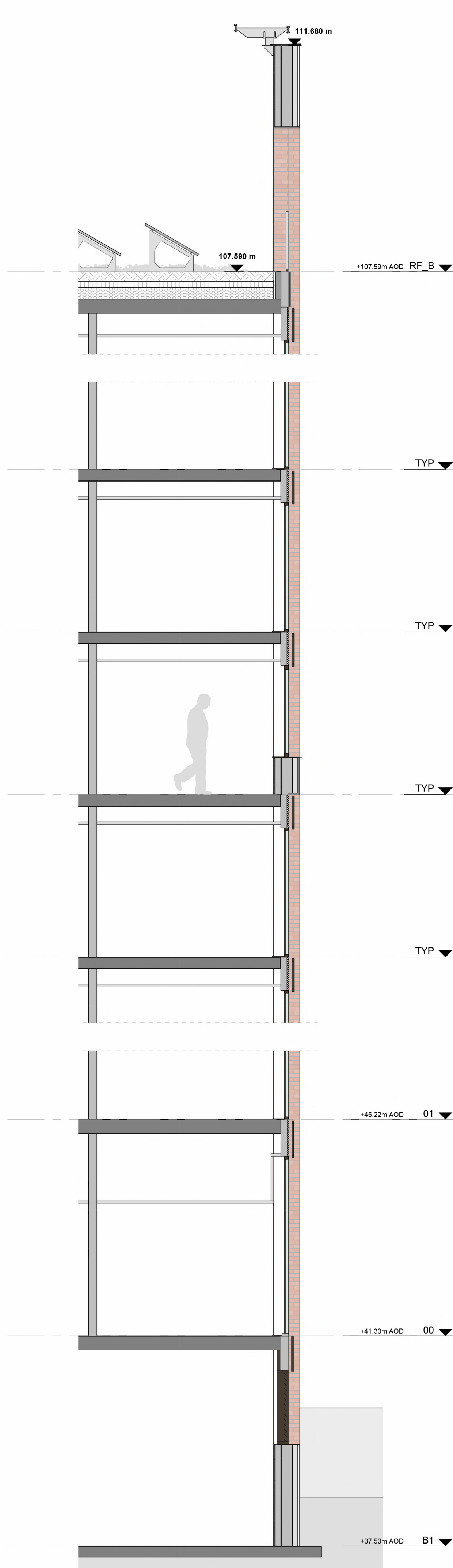
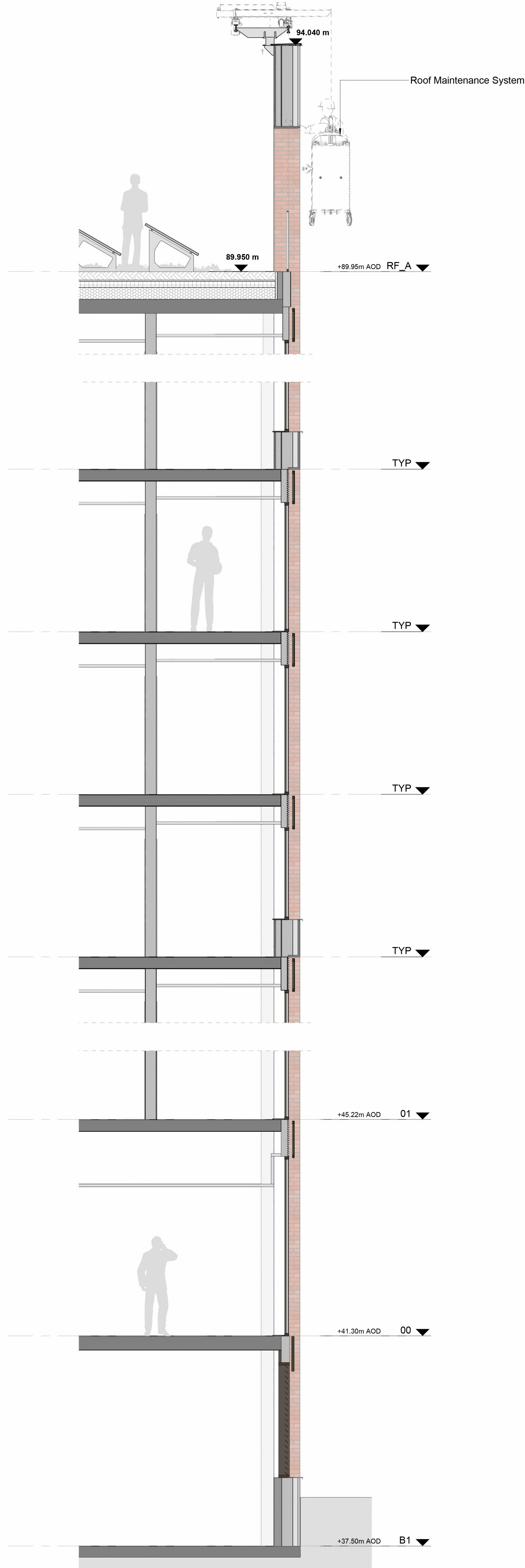
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PROJECT
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1 : 200	14/04/2023	JX	VC	RG

**General Arrangement
Section EE**

Stage 2		SR NO.
STATUS	PURPOSE FOR ISSUE	7054
S2	Planning	
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02305		P02

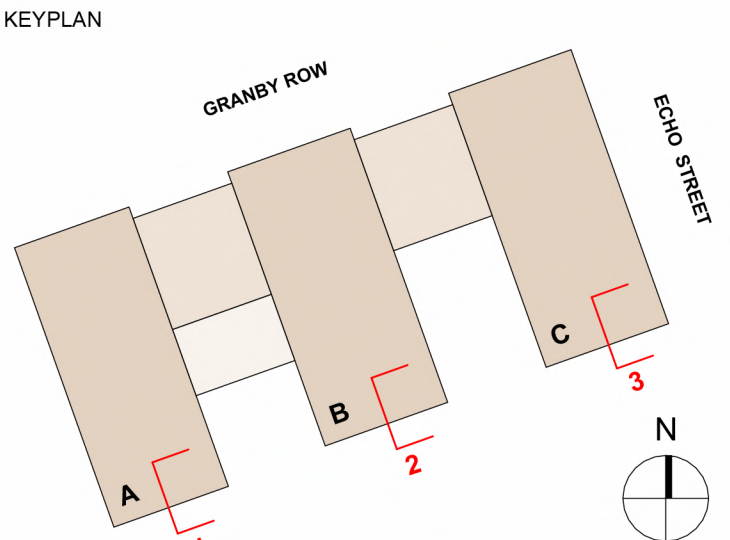


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1 : 50	14/04/2023	LA	VC	RG

Strip Sections

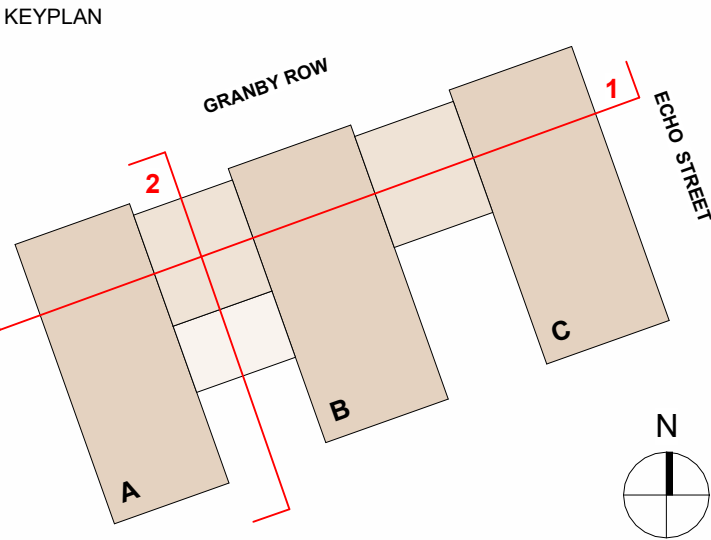
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S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02401		P02

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1 : 500	14/04/2023	LA	VC	RG

Existing Longitudinal & Cross Site Sections

Stage 2

STATUS PURPOSE FOR ISSUE

S2 Planning

DRAWING NO.

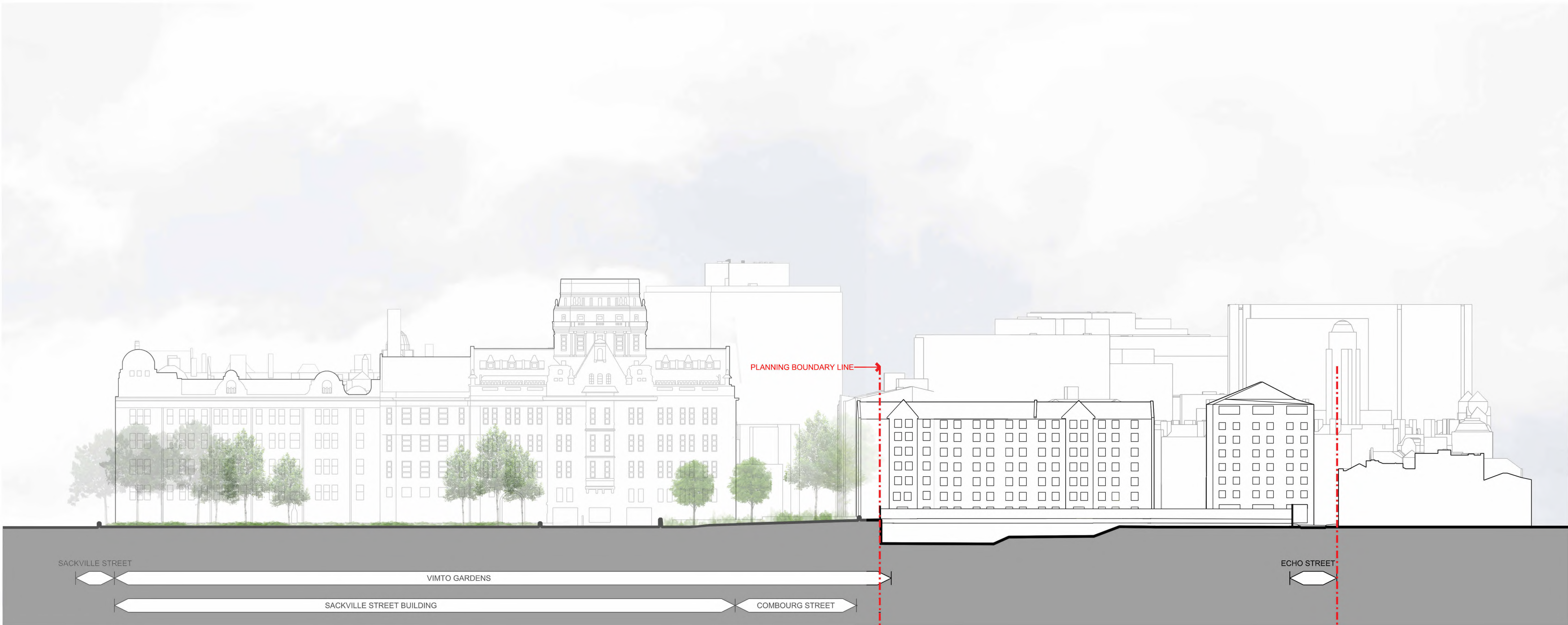
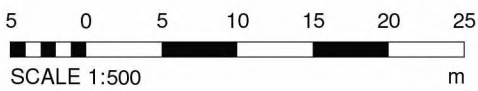
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SR NO.

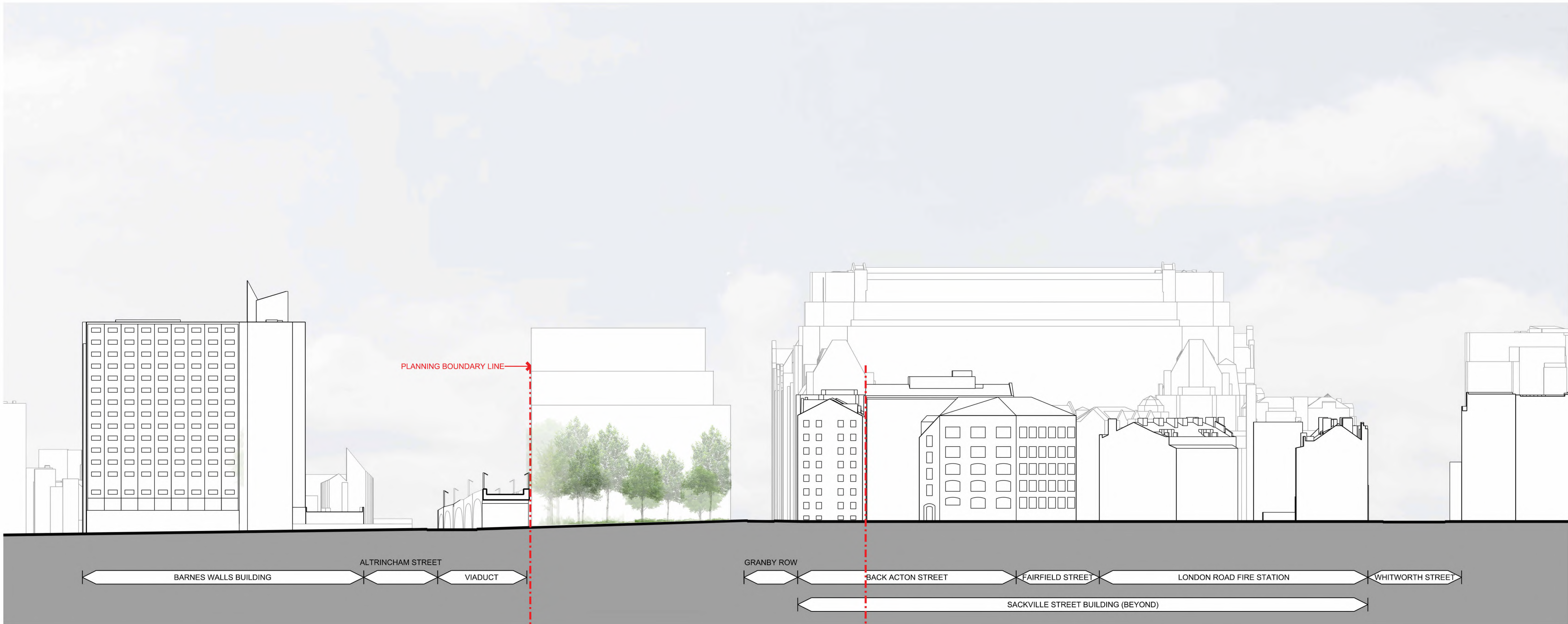
7054

REV.

P02



1 Existing Cross Site Section
1 : 500



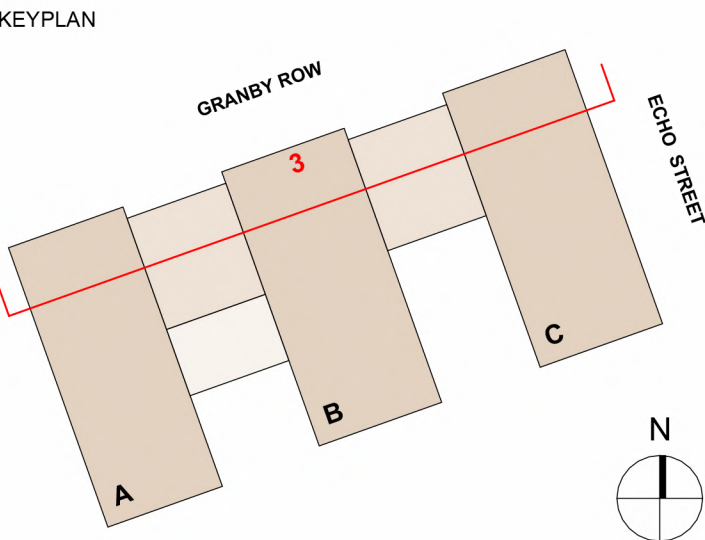
2 Existing Longitudinal Site Section
1 : 500

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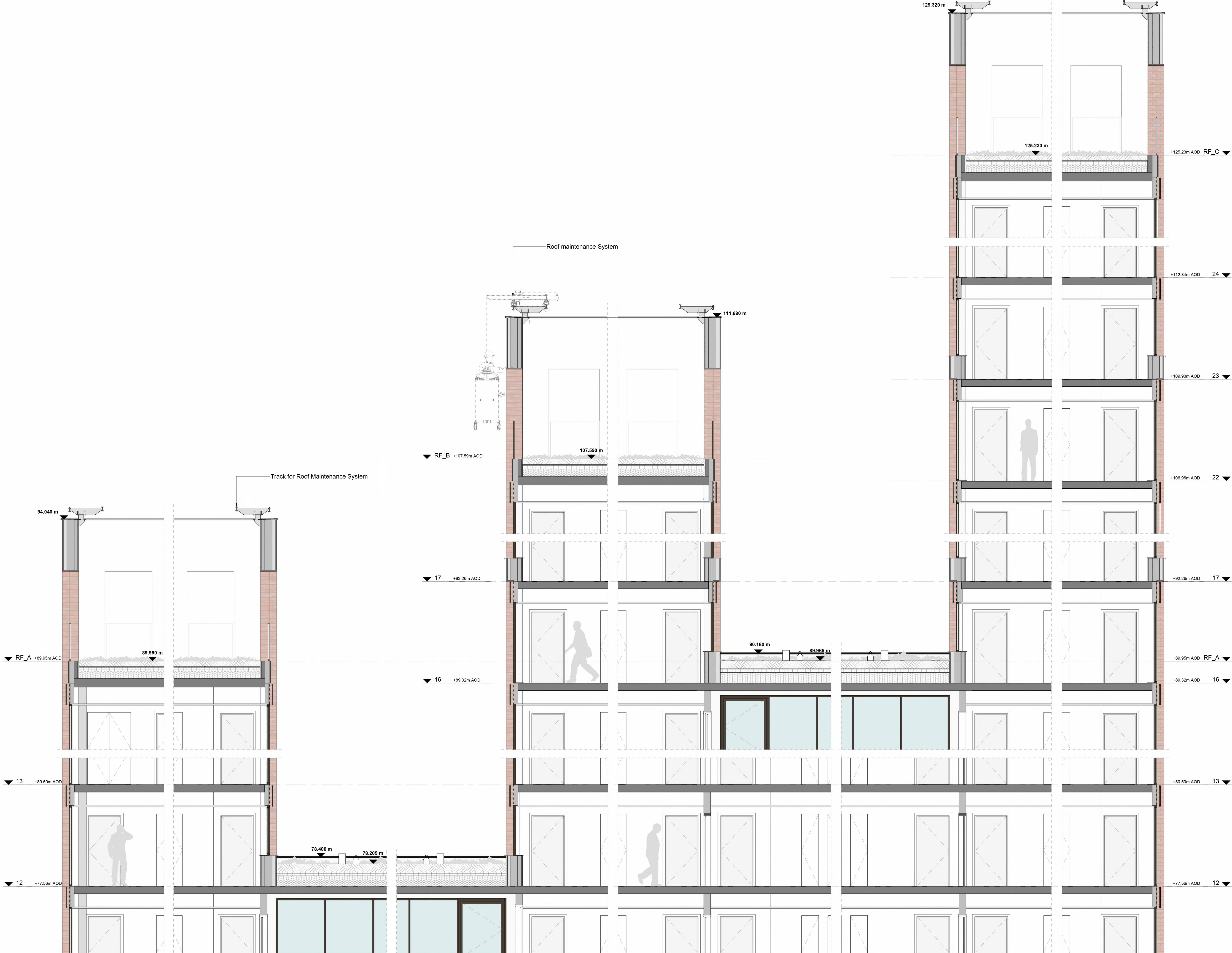
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PROJECT
Echo Street PBSA

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1 : 50	14/04/2023	LA	VC	RG

Strip Sections

STAGE	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.	REV.	
ECHO-SRA-ZZ-XX-DR-A-02402	P02	

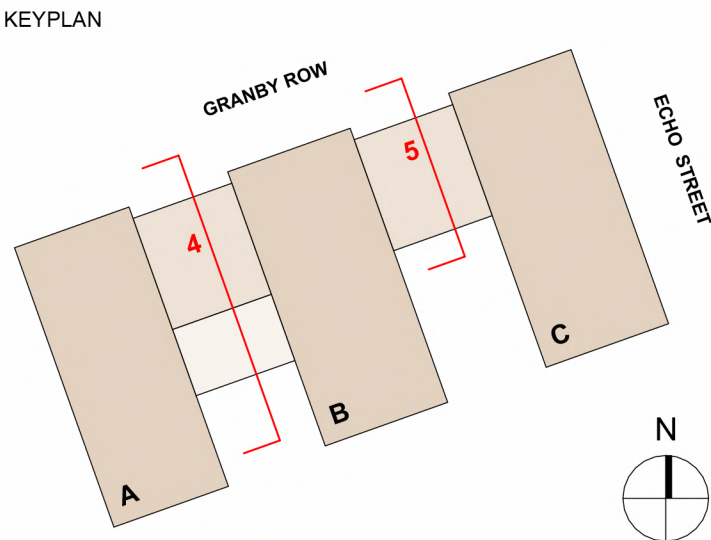


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REV.	DATE	AMENDMENT
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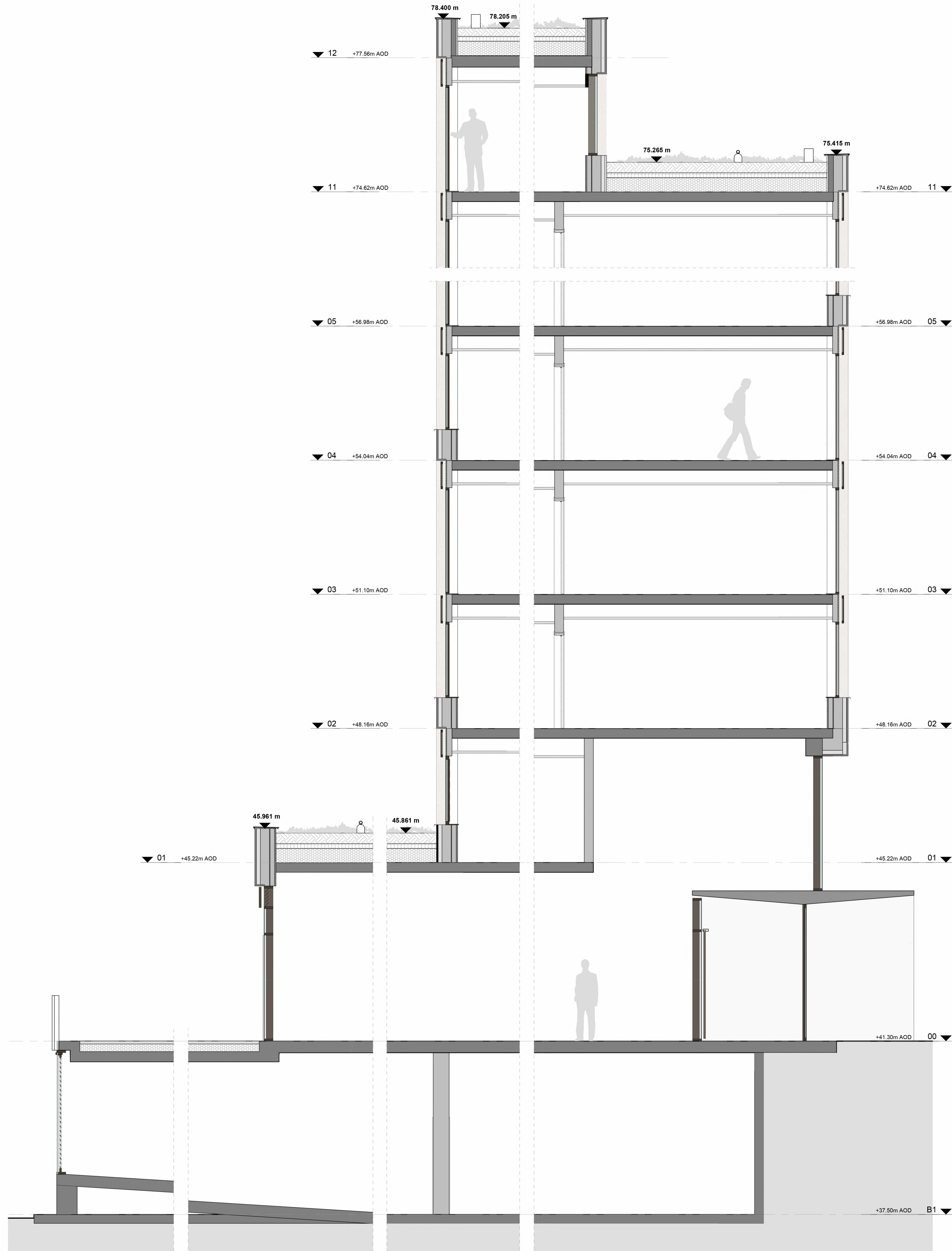
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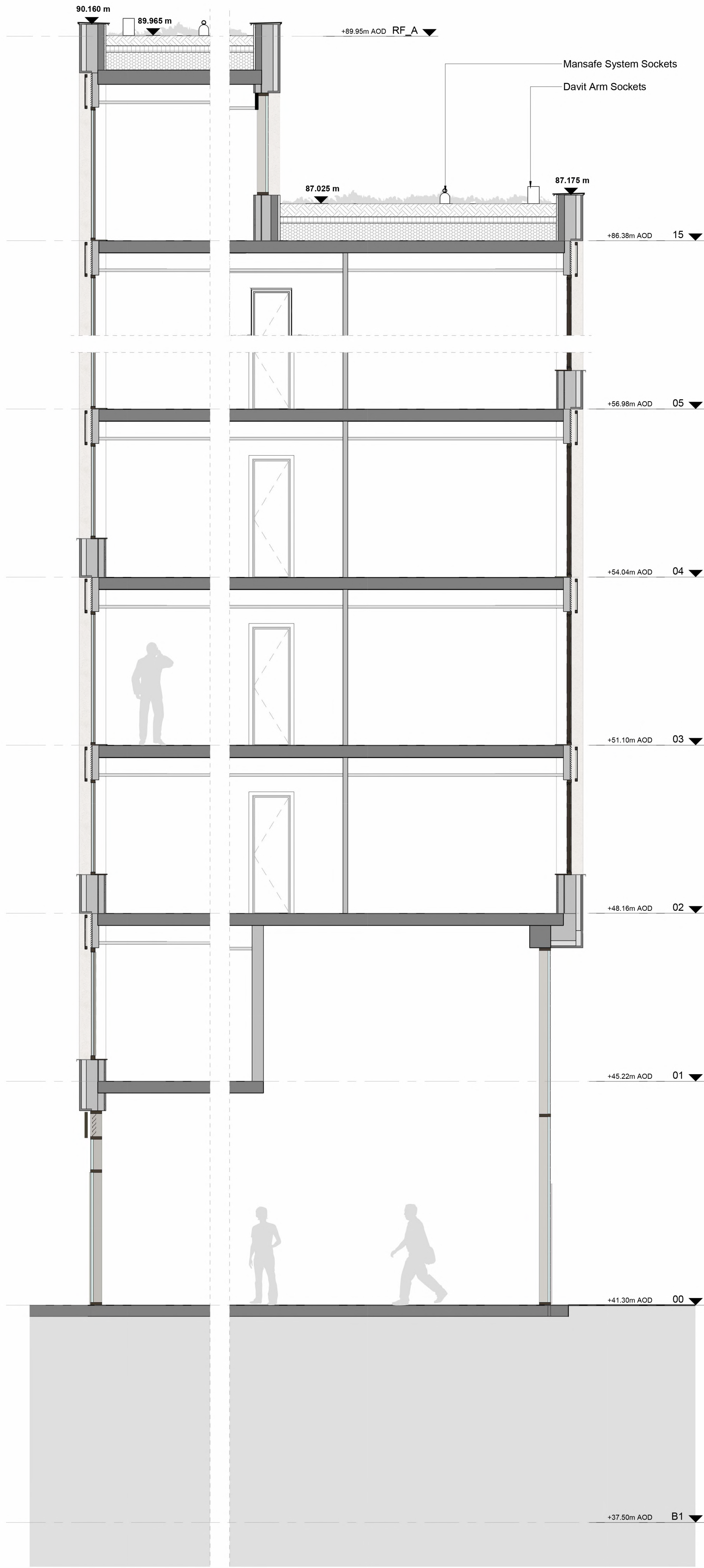
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1 : 50	14/04/2023	LA	VC	RG

Strip Sections

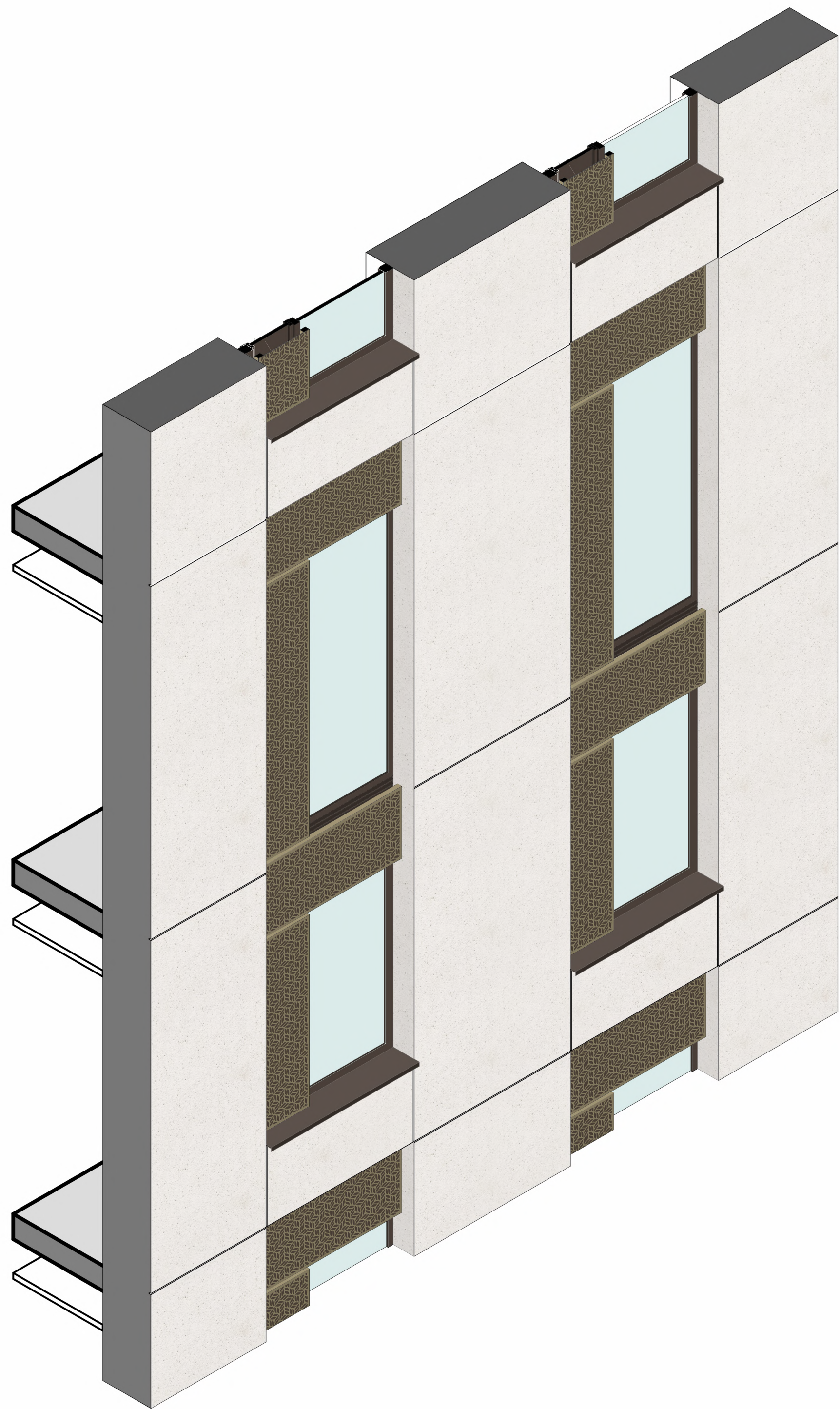
Stage 2				SR NO.
STATUS	PURPOSE FOR ISSUE			7054
S2	Planning			REV.
DRAWING NO.				P02
ECHO-SRA-ZZ-XX-DR-A-02403				



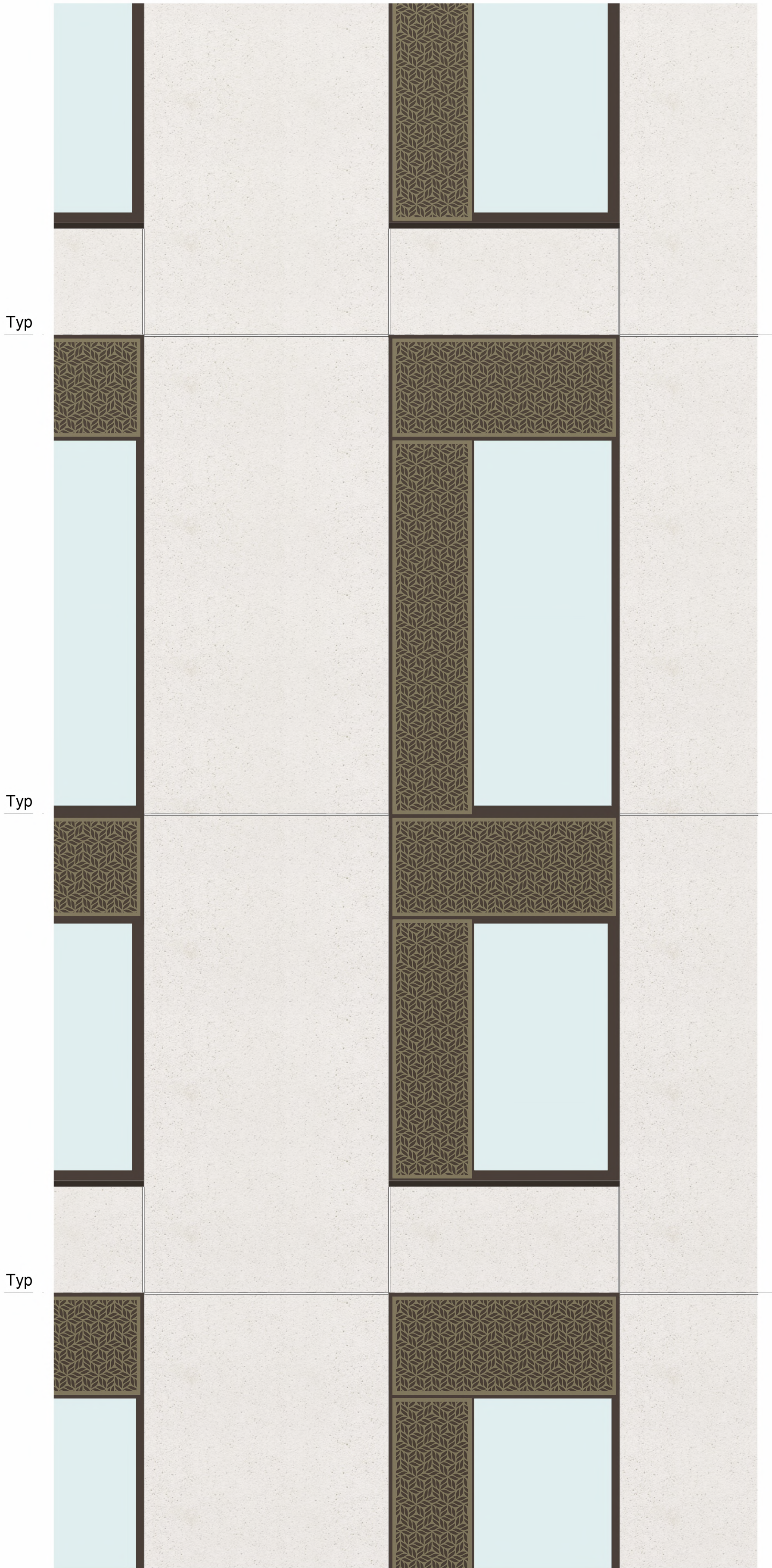
1 Strip Section 4
02403 1 : 50



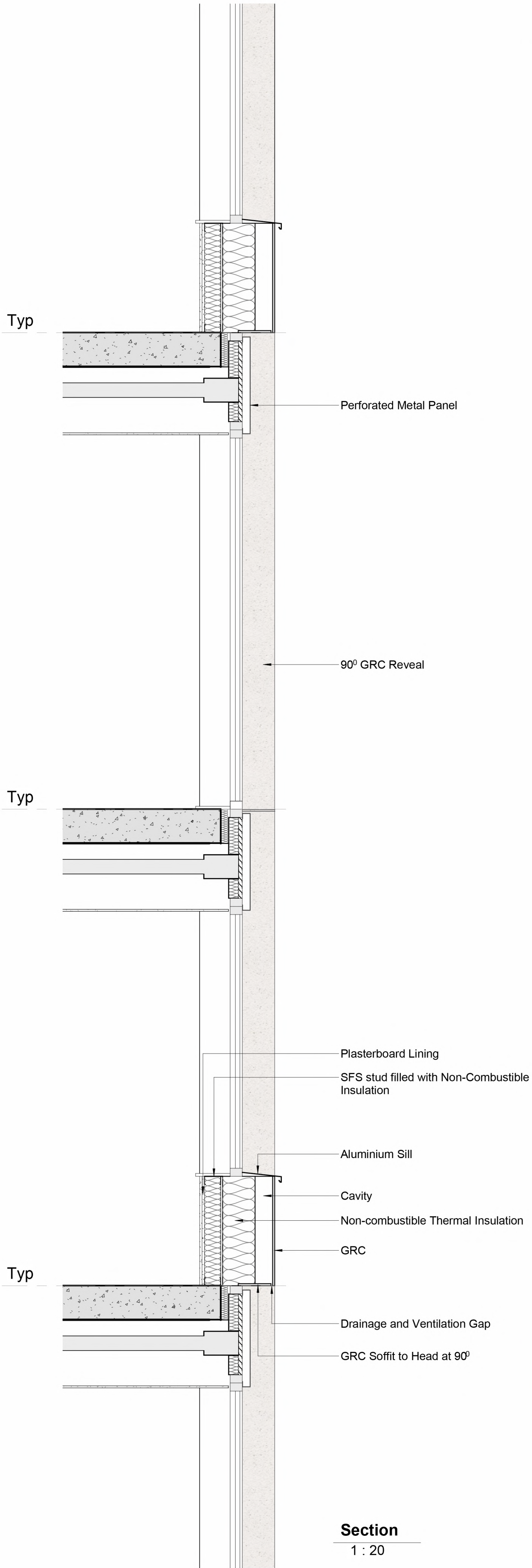
2 Strip Section 5
02403 1 : 50



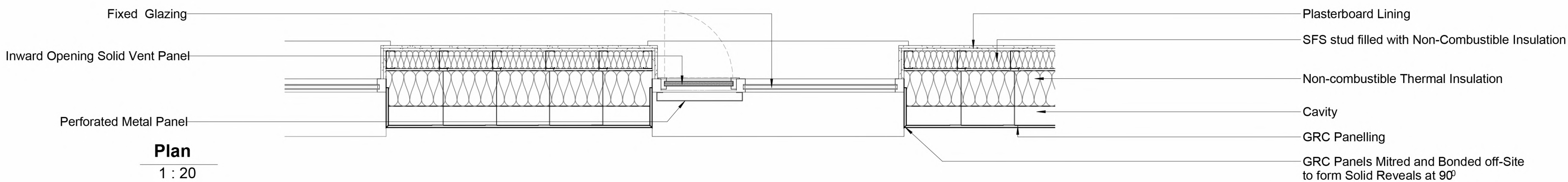
Axonometric View



Elevation
1 : 20



Section
1 : 20



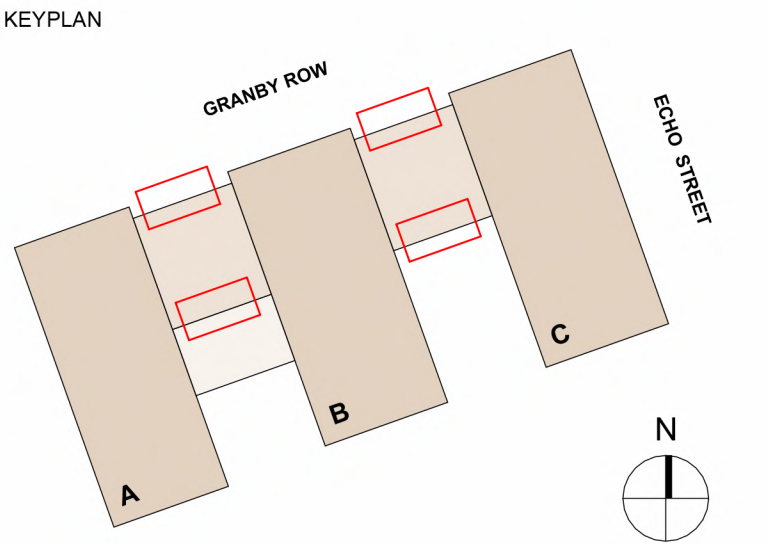
Plan
1 : 20

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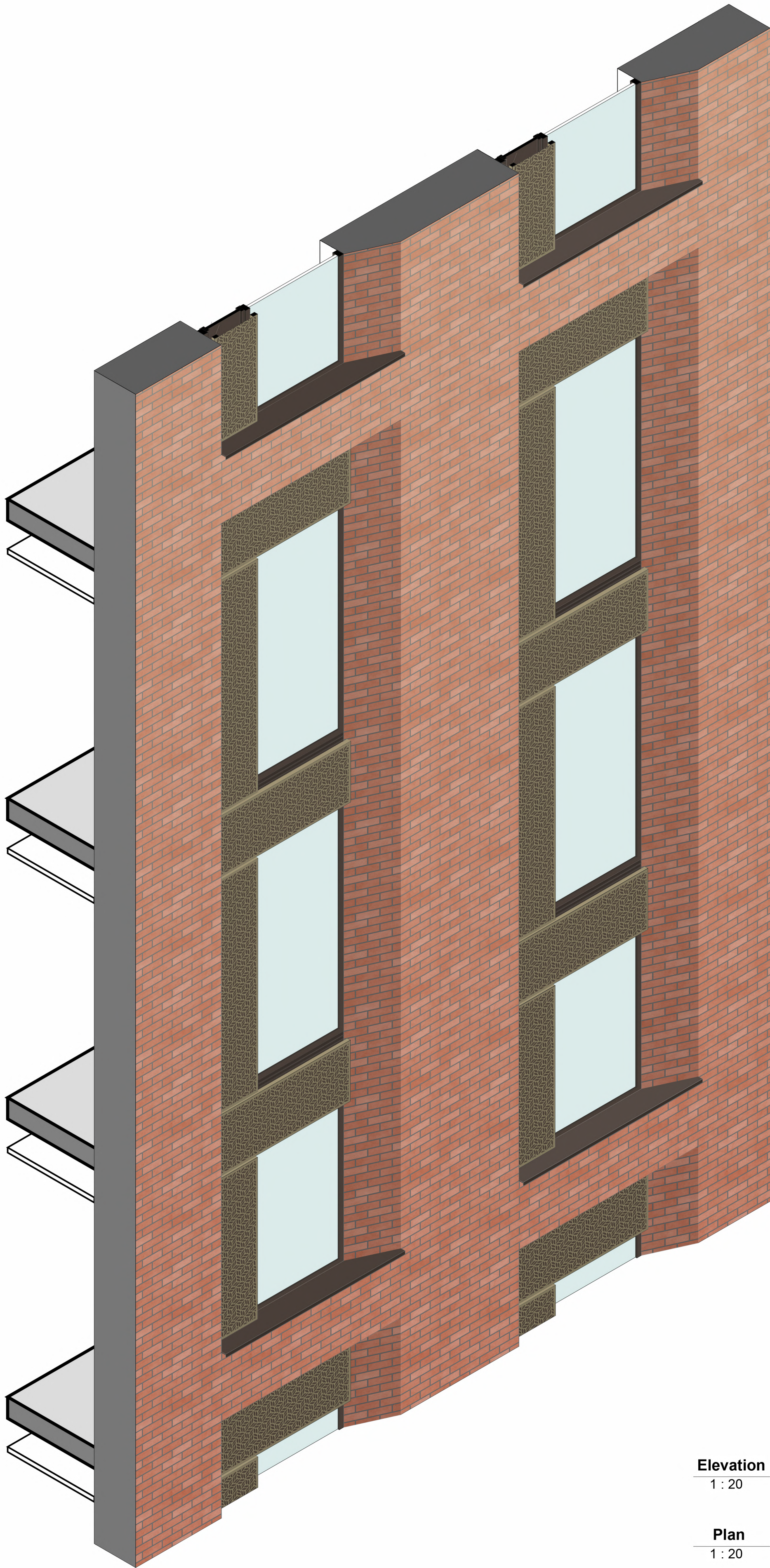
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PROJECT
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GRC Façade Bay Study 1

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02503		P02



Axonometric View

Typ

Typ

Typ

Typ

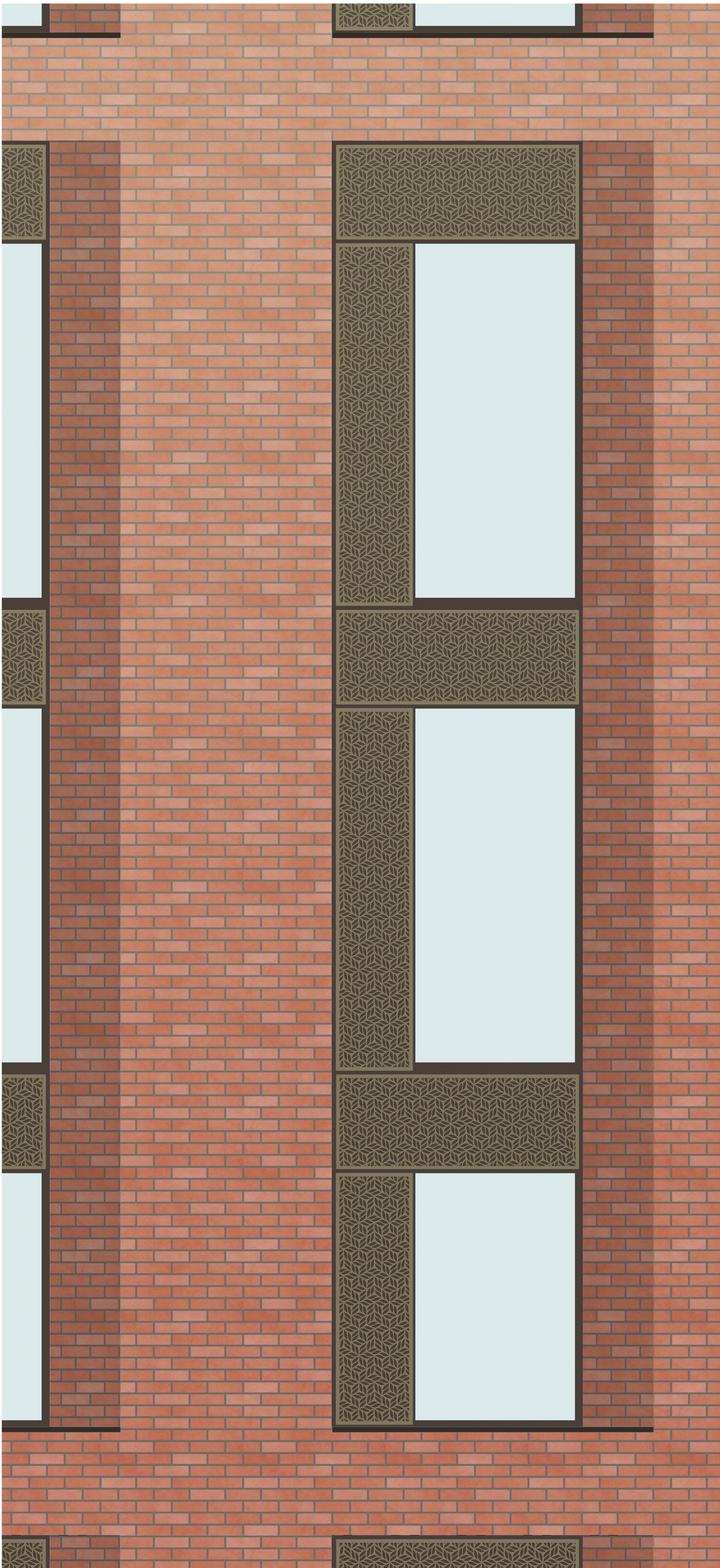
Elevation
1 : 20

Plan
1 : 20

Fixed Glazing
Inward Opening Solid Vent Panel

Perforated Metal Panel

Single- Piece Brick to Jamb Reveals at 90°



Typ

Typ

Typ

Typ

Perforated Metal Panel

Chamfered Brick Reveal

Plasterboard Lining
SFS stud filled with Non-Combustible Insulation
Non-combustible Thermal Insulation
Aluminium Sill
Cavity
Mechanical Brick Slip System
Single- Piece Brick Soffit to Head at 90°

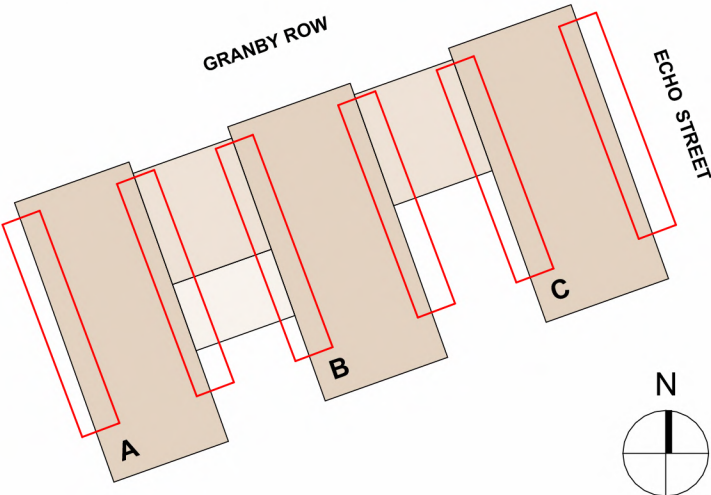
Section
1 : 20

Plasterboard Lining
SFS stud filled with Non-Combustible Insulation
Non-combustible Thermal Insulation
Cavity
Mechanical Brick Slip System
Pre-formed Brick to Corner of Chamfered Reveals Cut and Bonded at the Factory to Suit Project Geometry

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KEYPLAN



REV.	DATE	AMENDMENT
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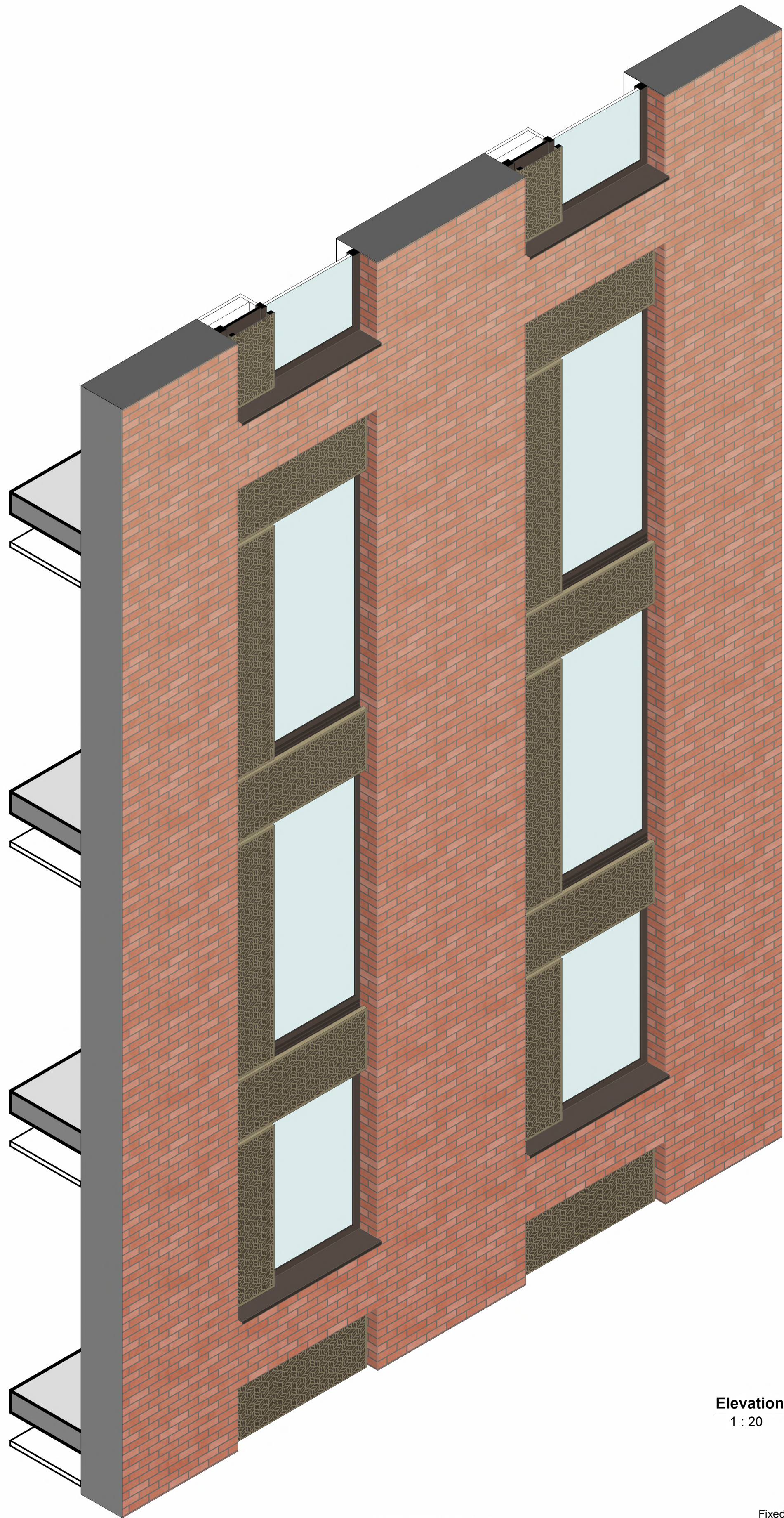
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Brick Façade Bay Study 2

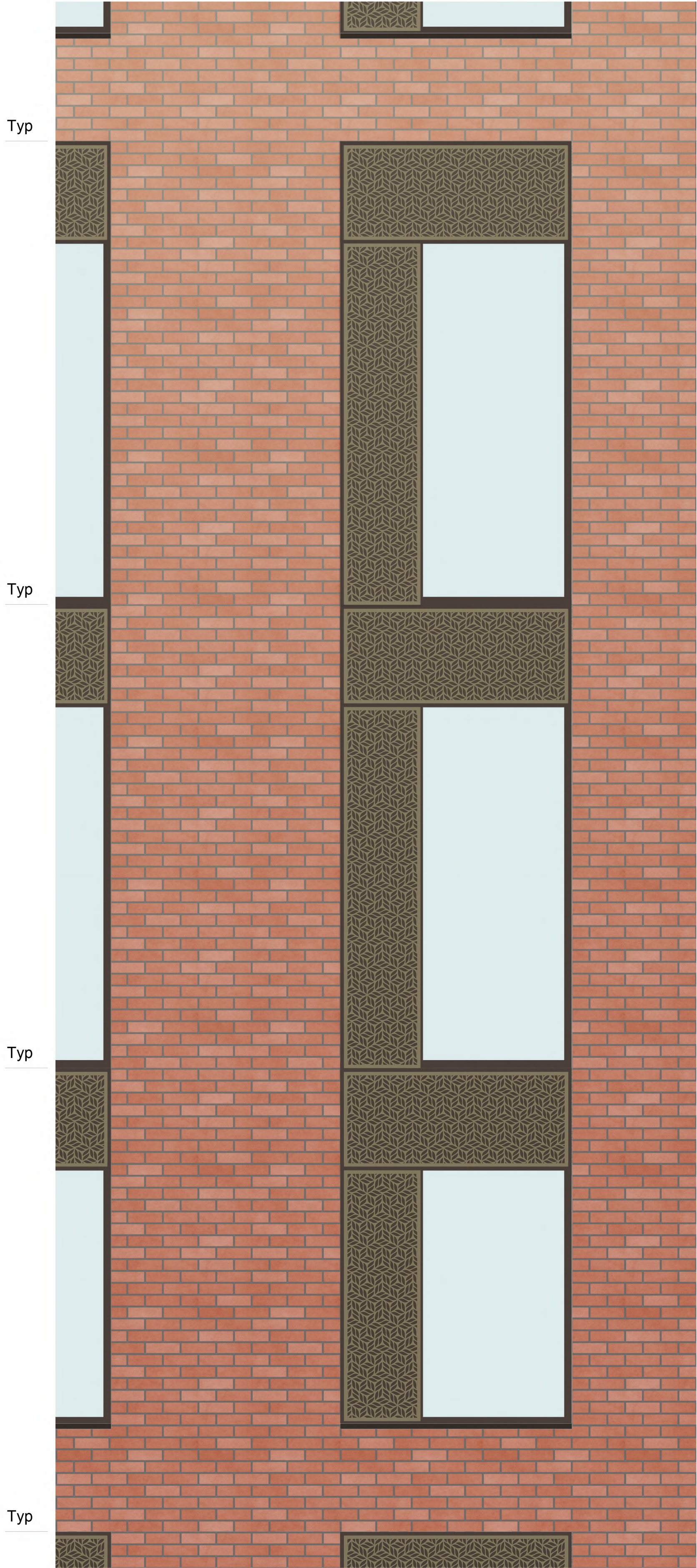
Stage 2

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	7054
DRAWING NO.		REV.
ECHO-SRA-ZZ-XX-DR-A-02502		P02



Axonometric View

Elevation
1 : 20

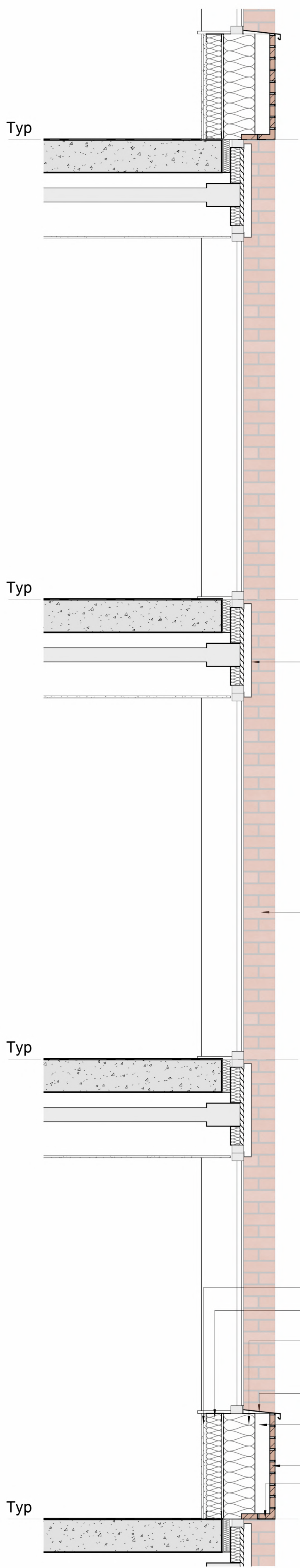


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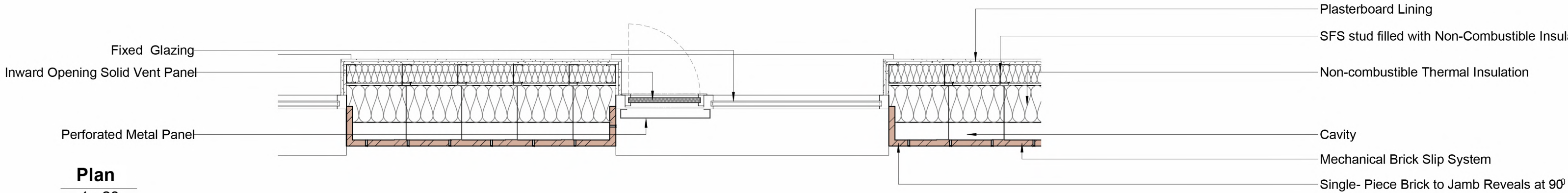
Perforated Metal Panel

90° Brick Reveal

Plasterboard Lining
SFS stud filled with Non-Combustible
Insulation
Non-combustible Thermal Insulation

Aluminium Sill
Cavity
Mechanical Brick Slip System
Single- Piece Brick Soffit
to Head at 90°

Section
1 : 20



Fixed Glazing
Inward Opening Solid Vent Panel

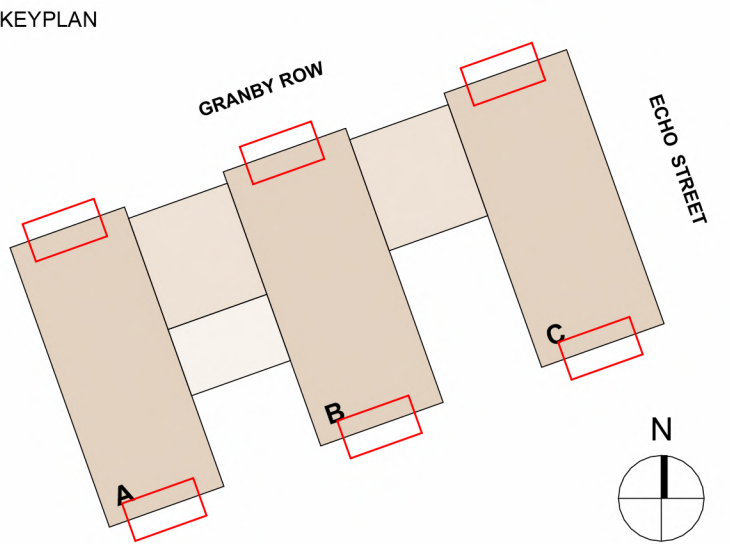
Perforated Metal Panel

Plan
1 : 20

Plasterboard Lining
SFS stud filled with Non-Combustible
Insulation
Non-combustible Thermal Insulation
Cavity
Mechanical Brick Slip System
Single- Piece Brick to Jamb Reveals at 90°

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Brick Façade Bay Study Gables

Stage 2

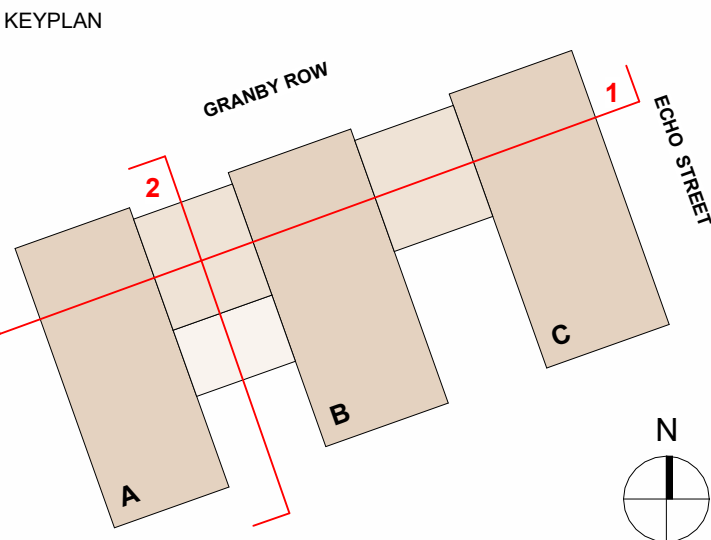
STATUS	PURPOSE FOR ISSUE	SR NO.
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DRAWING NO.	REV.	
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REV.	DATE	AMENDMENT
P01	24/03/2023	Draft Issue for Planning
P02	14/04/2023	Planning Issue

CLIENT

IQ Student Accommodation



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PROJECT
Echo Street PBSA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	14/04/2023	LA	VC	RG

Proposed Longitudinal and Cross Site Sections

Stage 2

STATUS PURPOSE FOR ISSUE

S2 Planning

DRAWING NO.

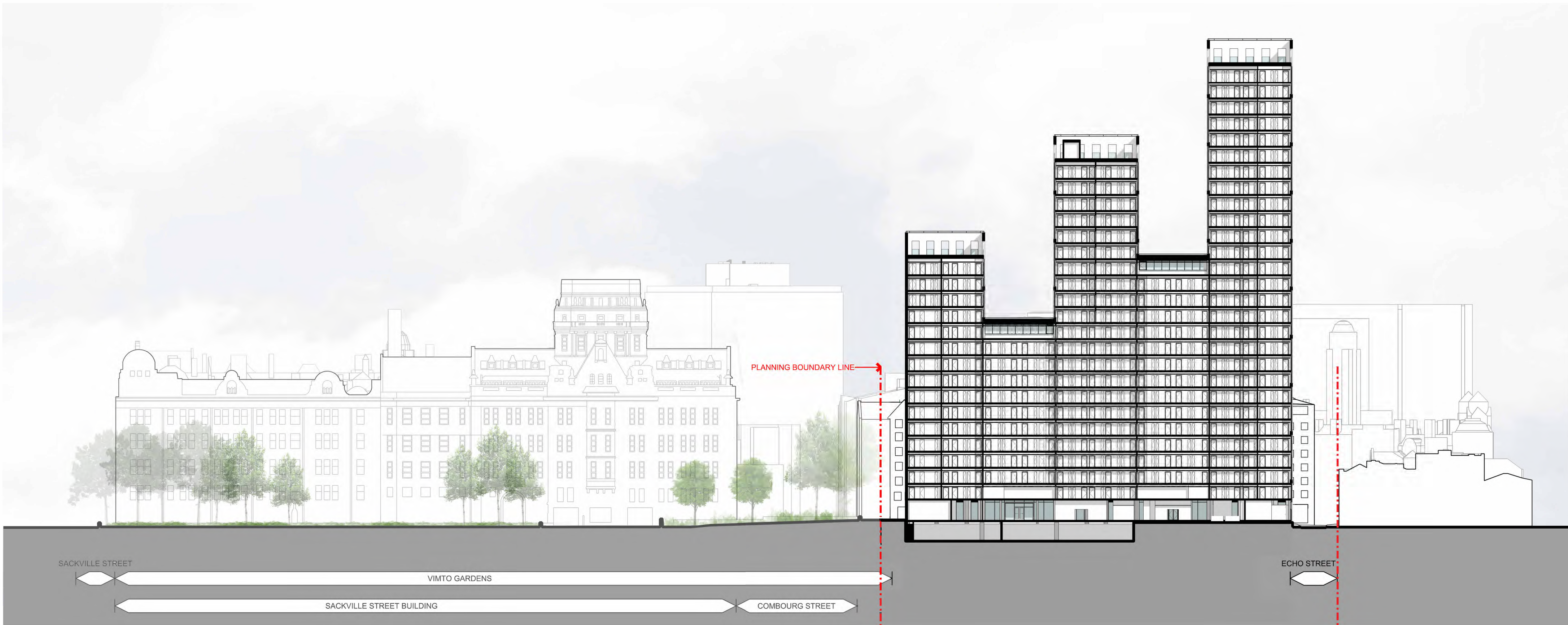
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SR NO.

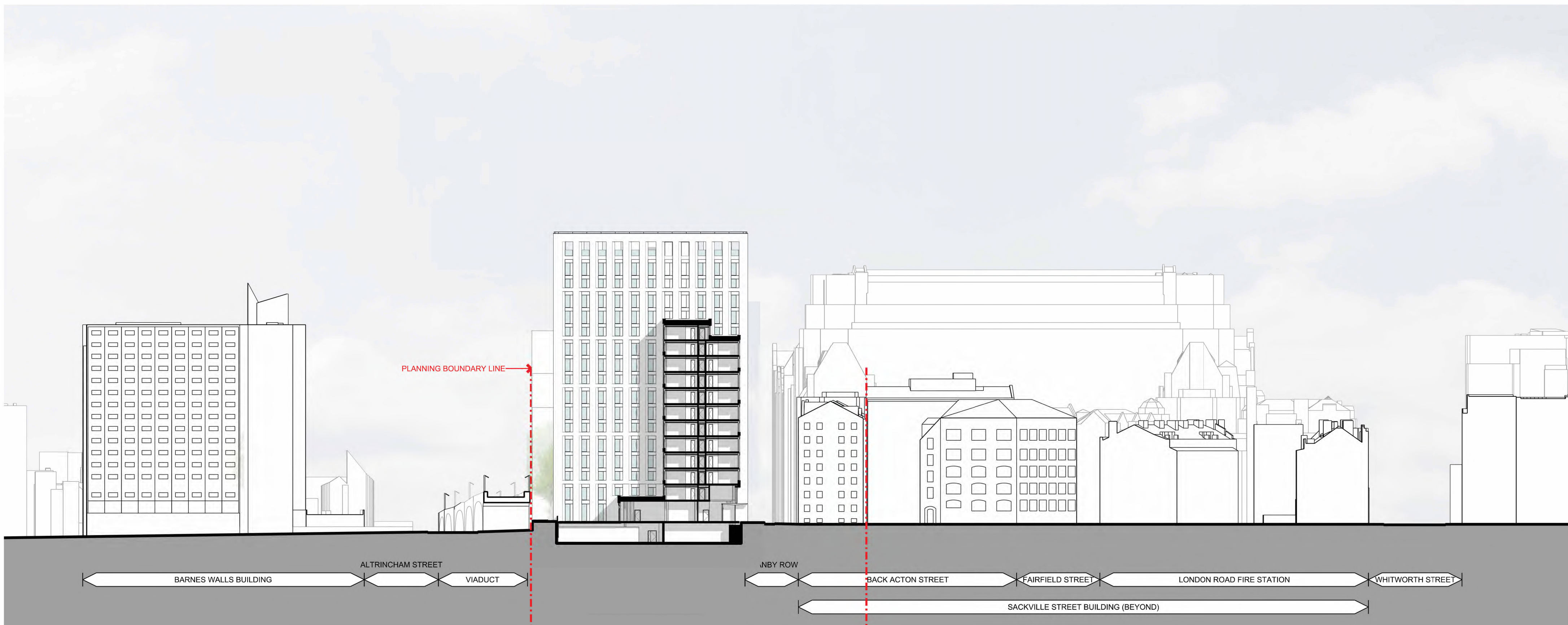
7054

REV.

P02



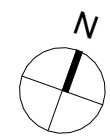
1 Proposed Site Section 1
02006 1 : 500



2 Proposed Site Section 2
02006 1 : 500



1 Basement Floor Plan
02099 1 : 100



0 1 2 3 4 5 10 m

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PLEASE NOTE:

1. The measured areas shown for all en-suite clusters, studios and kitchens do not yet account for any protruding columns and will therefore reduce accordingly to account for these once locations and sizes are fully known.

2. Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.

3. Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.

4. Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.

5. Studio layouts shown are design intent only and follow Clients brief. Escape routes' distance from hois to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.

Department Legend

- Water Tanks (incl. Domestic, Commercial & Wet Riser)
- Cycle Stores (313 spaces)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT
P01	23/01/23	First Issue - Issued for Information
P02	03/02/23	Layouts amended following client + design team comments
P03	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included
P04	24/03/23	Draft Issue for Planning (Incl. minor updates)
P05	14/04/23	Planning Issue

KEYPLAN

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STATUS S2
PURPOSE FOR ISSUE Planning

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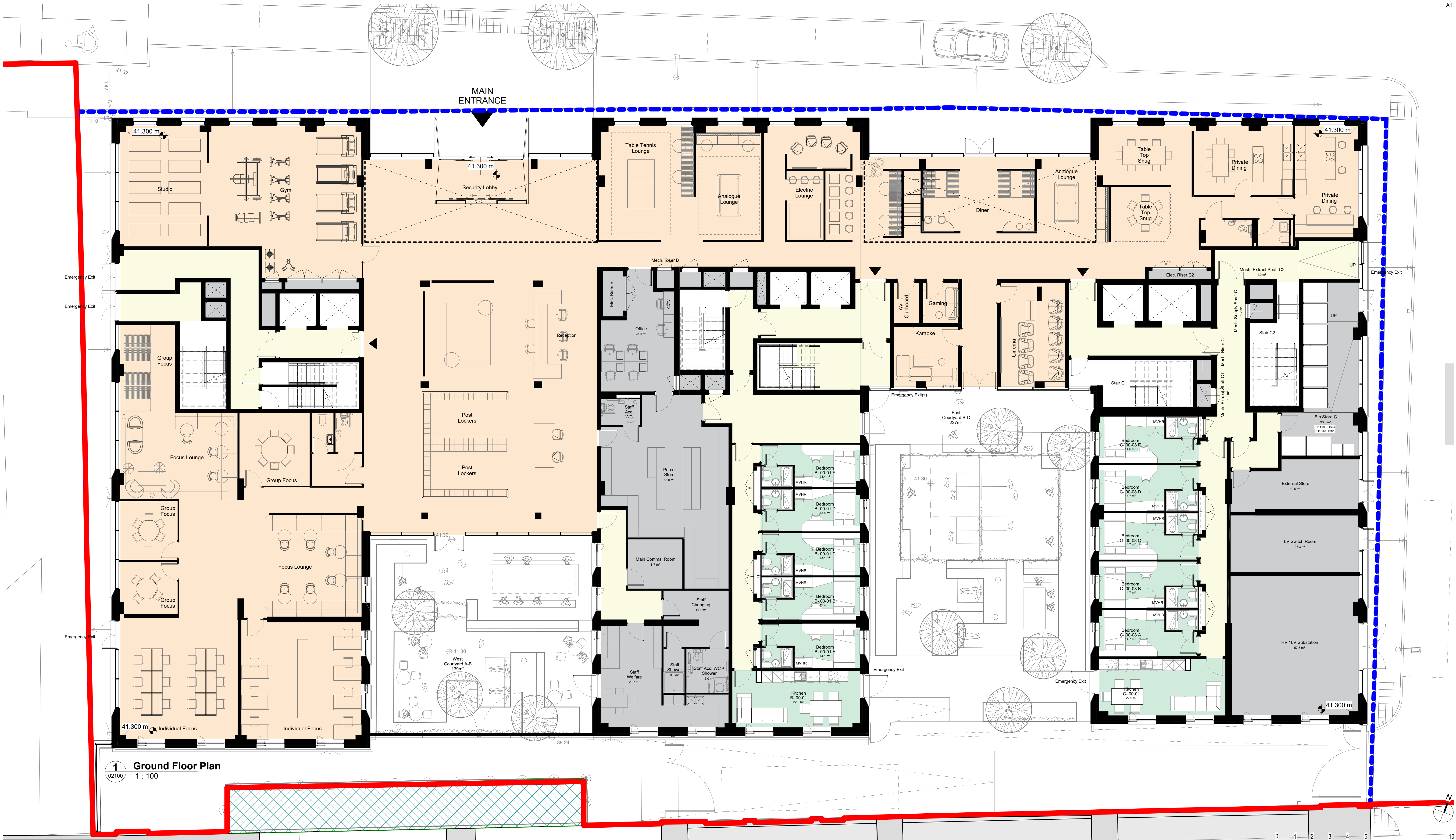
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SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Basement Plan

Stage 2 SR NO. **7054**

DRAWING NO. **ECHO- SRA- ZZ- B1- DR - A - 02099** REV. **P05**



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- PLEASE NOTE:
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 - Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.
 - Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.
 - Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.
 - Studio layouts shown are design intent only and follow Client's brief. Escape routes' distance from hobs to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.
 - Ground Floor amenity space layout completed by Manalo + White Architects design intent only and follow Client's brief. Subject to further review and co-ordination with SRA and specialist consultants (incl. MEP, structure and fire engineer)

- Department Legend
- Amenity Space
 - Studios
 - 5 Bedroom Cluster (incl Kitchen / Living)
 - 6 Bedroom Cluster (incl Kitchen / Living)
 - BOH Areas (incl Plant, Services, Stores etc)
 - Circulation
 - Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT
P01	18/01/23	First Issue - Issued for Information
P02	23/01/23	Cores updated following comments from fire engineer (as clouded)
P03	03/02/23	Layouts amended following client + design team comments
P04	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included
P05	10/03/23	Minor amendments to layouts to suit DT comments. Bedroom + Studio room tags updated.
P06	24/03/23	Draft Issue for Planning (Incl. minor updates)
P07	11/04/23	Proposed M+W amenity space layout updated
P08	14/04/23	Planning Issue
P09	26/04/23	Planning Issue (minor updates)

- KEYPLAN
- Plan Key
- Site Boundaries
 - Planning Application Boundary
 - Applicant Ownership
 - Network Rail Ownership

CLIENT

IQ Student Accommodation

ic Student Accommodation

STATUS

S2

PURPOSE FOR ISSUE

Planning

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1 : 100 26/04/23 LK VC RG

PROJECT

Echo Street

General Arrangement

Ground Floor Plan

Stage 2

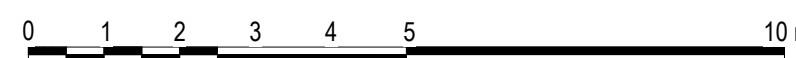
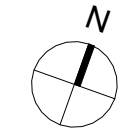
DRAWING NO.
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SR NO.
7054

REV.
P09



1 Level 01 Floor Plan
02101 1 : 100



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Department Legend

- Amenity Space
- Studios
- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT	KEYPLAN
P01	18/01/23	First Issue - Issued for Information	
P02	23/01/23	Layout updated - Studios relocated + mezzanine amended (as clouded)	
P03	03/02/23	Layouts amended following client + design team comments	
P04	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included	
P05	10/03/23	Minor amendments to layouts to suit DT comments. Bedroom + Studio room tags updated.	
P06	24/03/23	Draft Issue for Planning (Incl. minor updates)	
P07	14/04/23	Planning Issue	

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S2

PURPOSE FOR ISSUE
Planning

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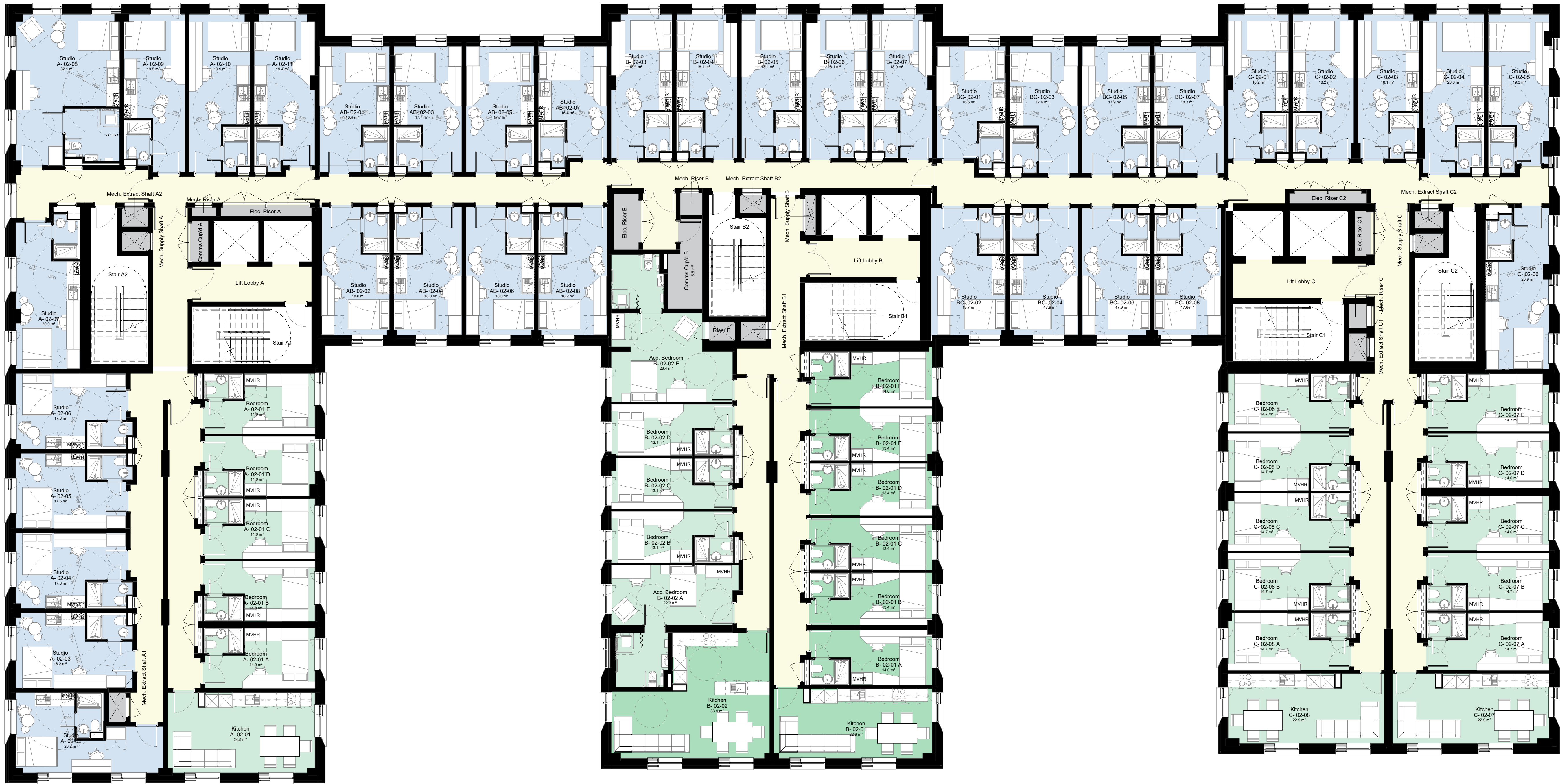
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 14/04/23 LK VC RG

PROJECT
Echo Street
General Arrangement
Level 01 Floor Plan

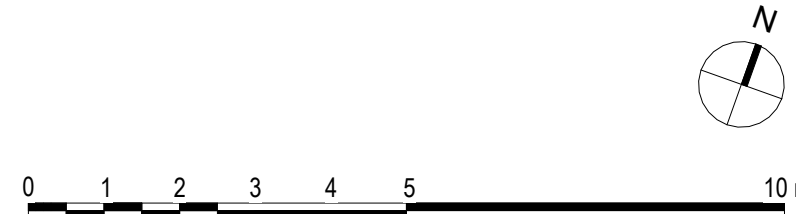
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7054

REV.
P07



1 Level 02 Floor Plan
02102 1 : 100



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- Amenity Space
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- 5 Bedroom Cluster (incl Kitchen / Living)
- 6 Bedroom Cluster (incl Kitchen / Living)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

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P05	24/03/23	Draft Issue for Planning (Incl. minor updates)	
P06	14/04/23	Planning Issue	

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IQ Student Accommodation
ic Student Accommodation

STATUS PURPOSE FOR ISSUE
S2 Planning

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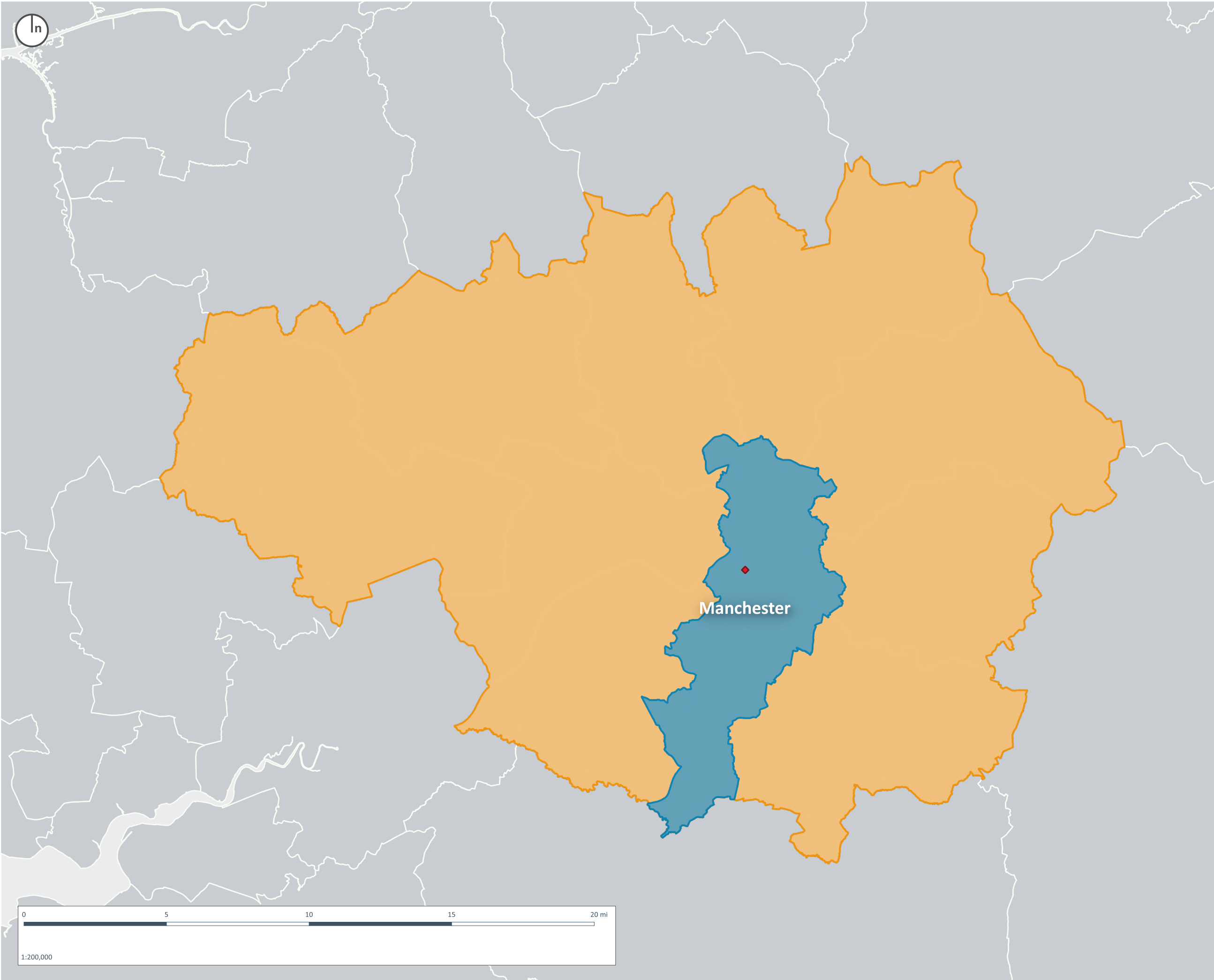
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PROJECT
Echo Street
General Arrangement
Level 02 Floor Plan

DRAWING NO.
ECHO- SRA- ZZ- 02- DR - A - 02102

SR NO.
7054
REV.
P06



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- ◆ Site Location
- Local Impact Area (Manchester)
- Wider Impact Area (Greater Manchester Combined Authority)
- UK

CLIENT:
IQ Student Accomodation

PROJECT:
Echo Street, Manchester

DRAWING:
Figure 6.1: Socio-Economics and Human Health Study Area Plan - Local and Wider Impact Areas

PROJECT NUMBER:
IQSM3015

DRAWING NUMBER: CHECKED BY:
GIS_000 JS / TE

REVISION: STATUS:
1.0 Final

DATE: SCALE:
March 2023 1:200,000 @ A3



Ref	Listed Building	Grade
1	Police And Fire Station	II*
2	Former Goods Offices To Piccadilly Station	II
3	Sculptural Wall	II
4	Orient House	II
5	Granby House	II
6	Train Shed And Undercroft At Manchester Piccadilly Station	II
7	42 And 44, Sackville Street	II
8	46, Sackville Street	II
9	Institute Of Science And Technology (university Of Manchester)	II
10	Regency House With Barclays Bank	II
11	The Shena Simon Sixth-form College	II
12	Rochdale Canal Lock Number 86, To East Of Chorlton Street	II
13	Rochdale Canal Boundary Wall To Canal Between Sackville Street And Chorlton Street	II
14	Rochdale Canal Boundary Wall To Canal Between Chorlton Street And Minshull Street	II
15	Minshull House	II
16	Mintierna House	II
17	Manchester South Junction And Altrincham Railway Viaduct	II
Ref	HER Building	
18	Monroes public house (36 London Road)	
19	Jackson Street Mills (UMIST Campus) (now University of Manchester)	
20	Rochdale Canal	

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- Site Boundary
- Study Area
- Conservation Area
- Listed Buildings
- I
- II*
- II
- HER Buildings

CLIENT:

IQ Student Accommodation

PROJECT:

Echo Street PBSA

DRAWING:

Heritage Asset Plan

PROJECT NUMBER:

IQSM3015

DRAWING NUMBER:

GIS_100

CHECKED BY:

JS

REVISION:

1.0

STATUS:

Draft

DATE:

January 2023

SCALE:

1:3,000 @ A3

Chapter 11: Wind Microclimate, Figures 11.1 - 11.20

Figure 11.1: Study Area



Figure 11.2: 3D model of the Proposed Development– Top View



Figure 11.3: 3D Model for the Assessment – Proposed Scenario – SW View

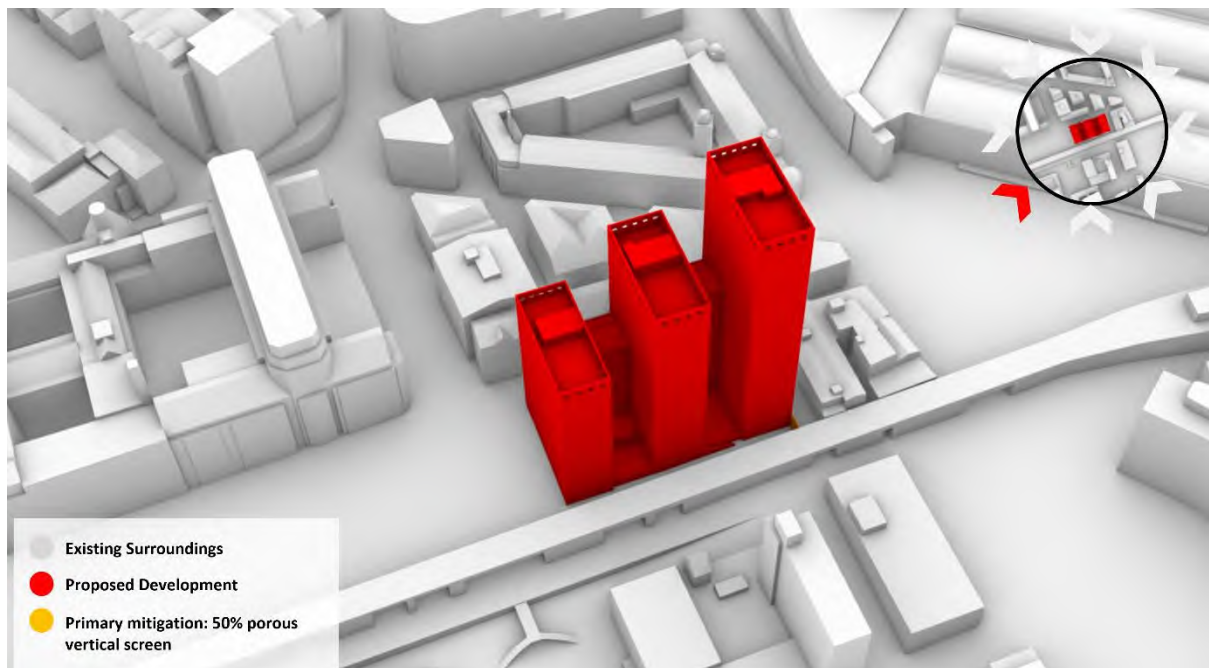


Figure 11.4: The 3D CAD model of the Proposed Scenario, showing the explicitly modelled surrounding buildings and terrain. The terrain is coloured by its relative elevation, with the building of interest at $z=0$.

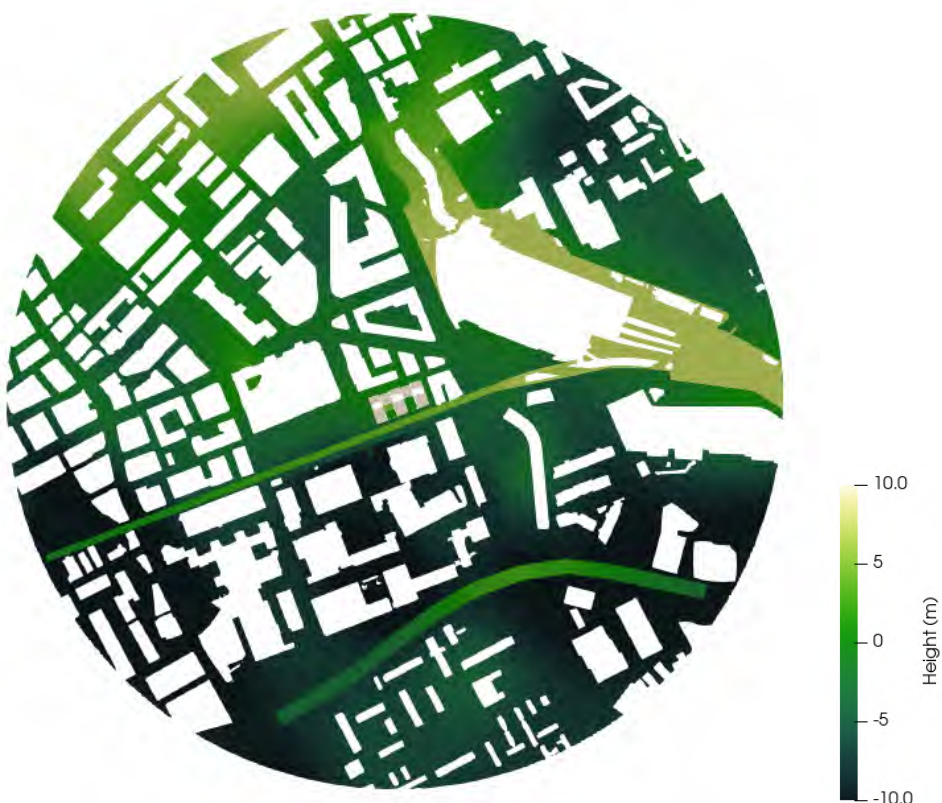


Figure 11.5: Off-Site Sensitive Receptors



Figure 11.6: On-Site Sensitive Receptors

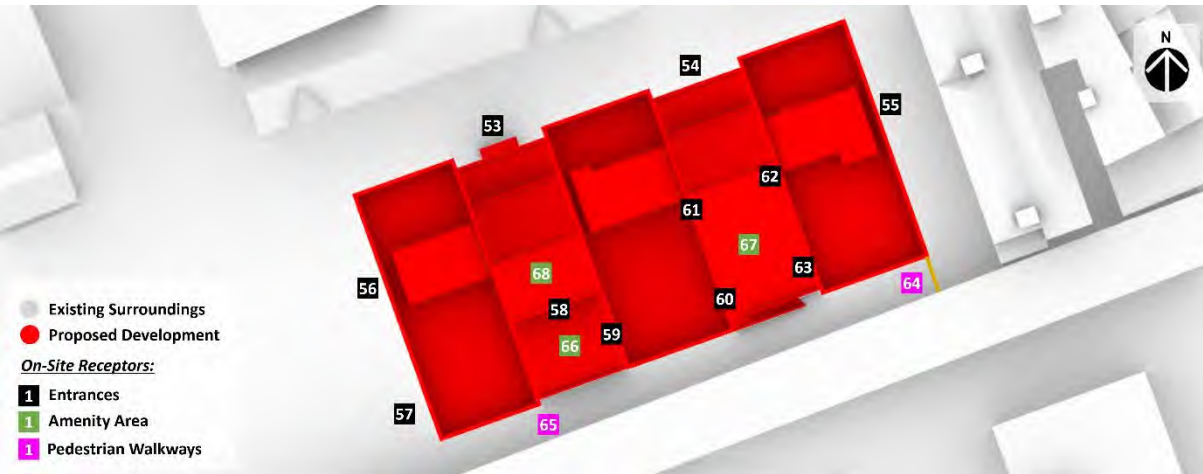


Figure 11.7: Annual wind rose at the Weather Station (Manchester Airport), showing the frequency and magnitude of mean-hourly wind speeds

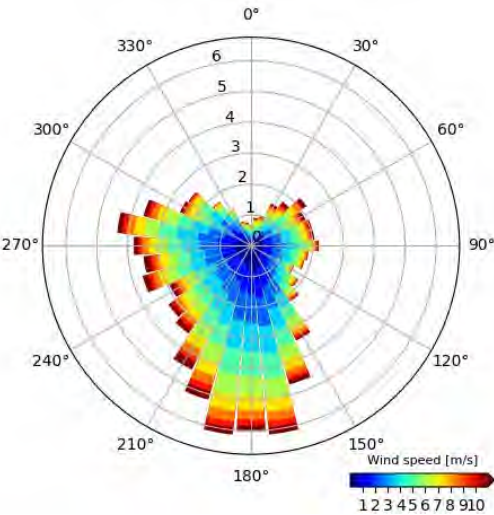
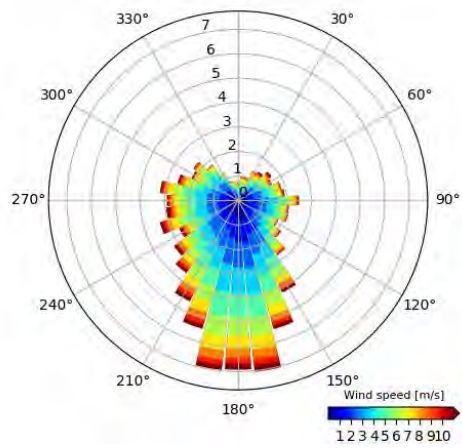
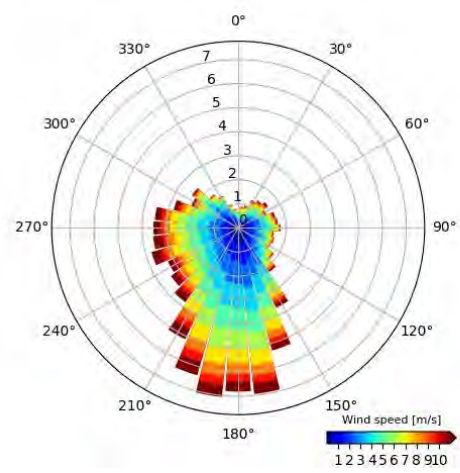


Figure 11.8: Wind Roses for each Season

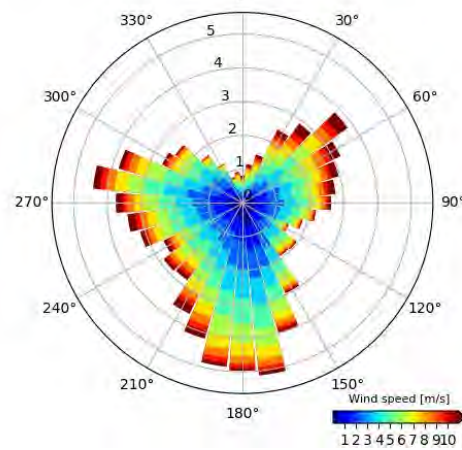
Autumn (Sep, Oct, Nov)



Winter (Dec, Jan, Feb)



Spring (Mar, Apr, May)



Summer (Jun, Jul, Aug)

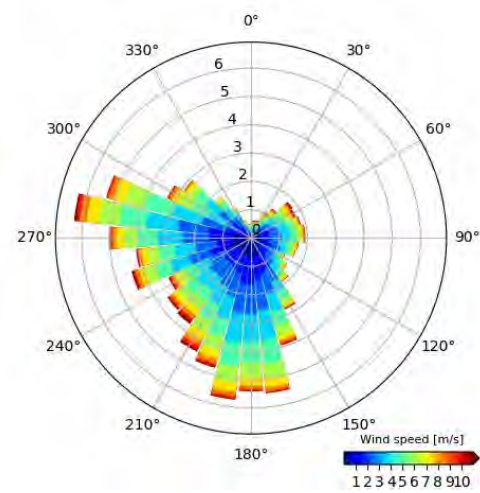


Figure 11.9: Categorisation of the Terrain Surrounding the Site

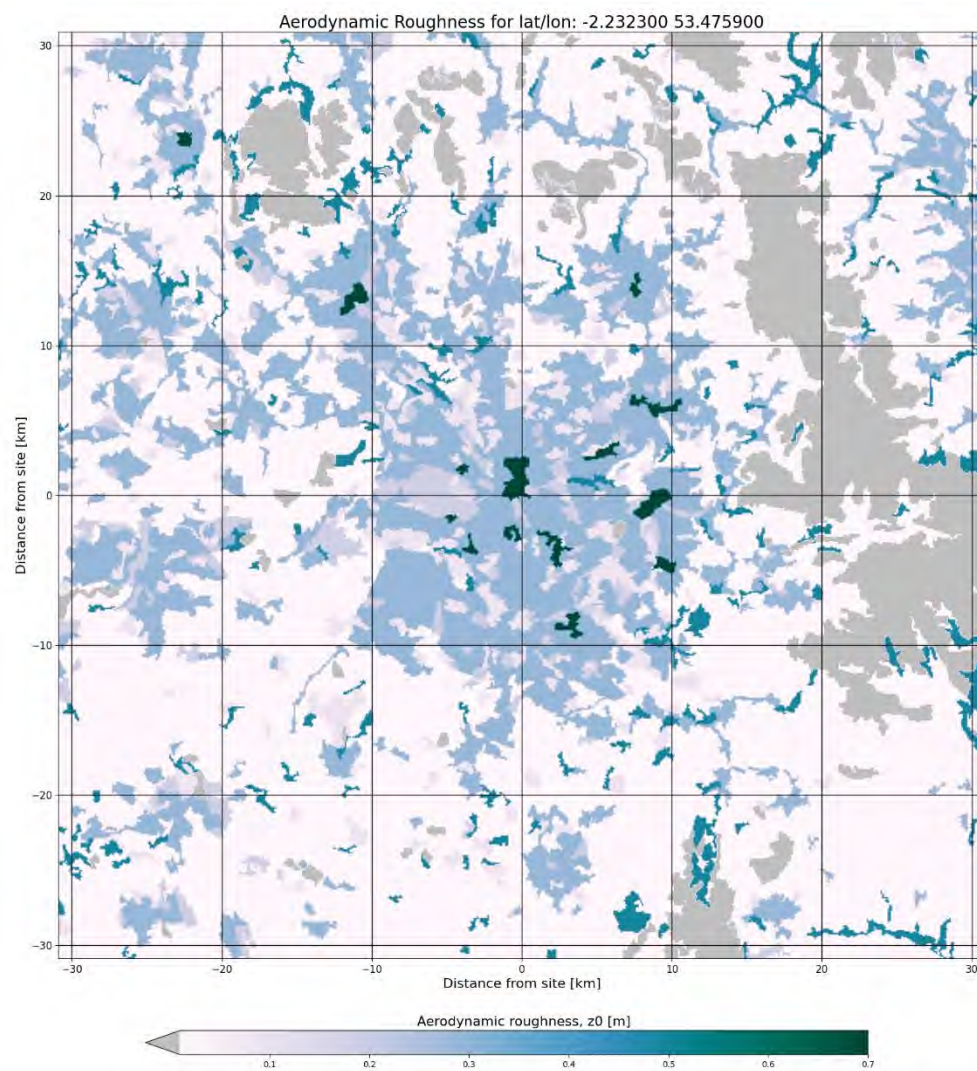


Figure 11.10: Image of the Baseline Scenario 3D Model



Figure 11.11: Baseline Scenario – Wind Safety Assessment

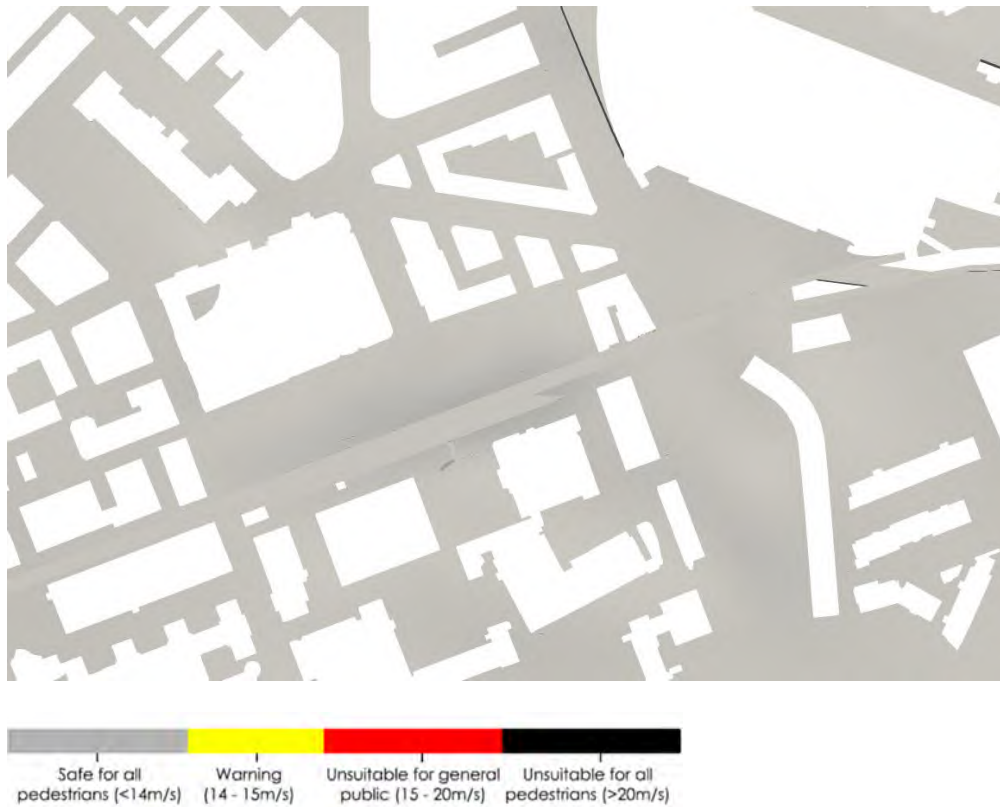


Figure 11.12: Baseline Scenario – Wind Comfort Assessment – Winter

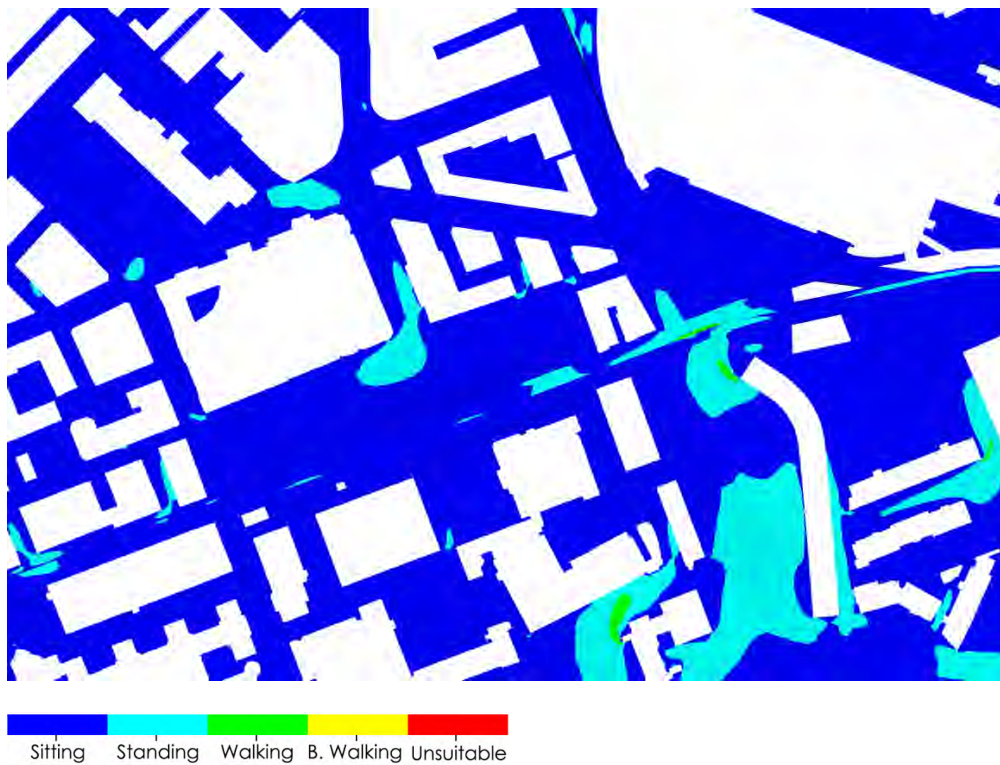


Figure 11.13: Baseline Scenario – Wind Comfort Assessment – Summer

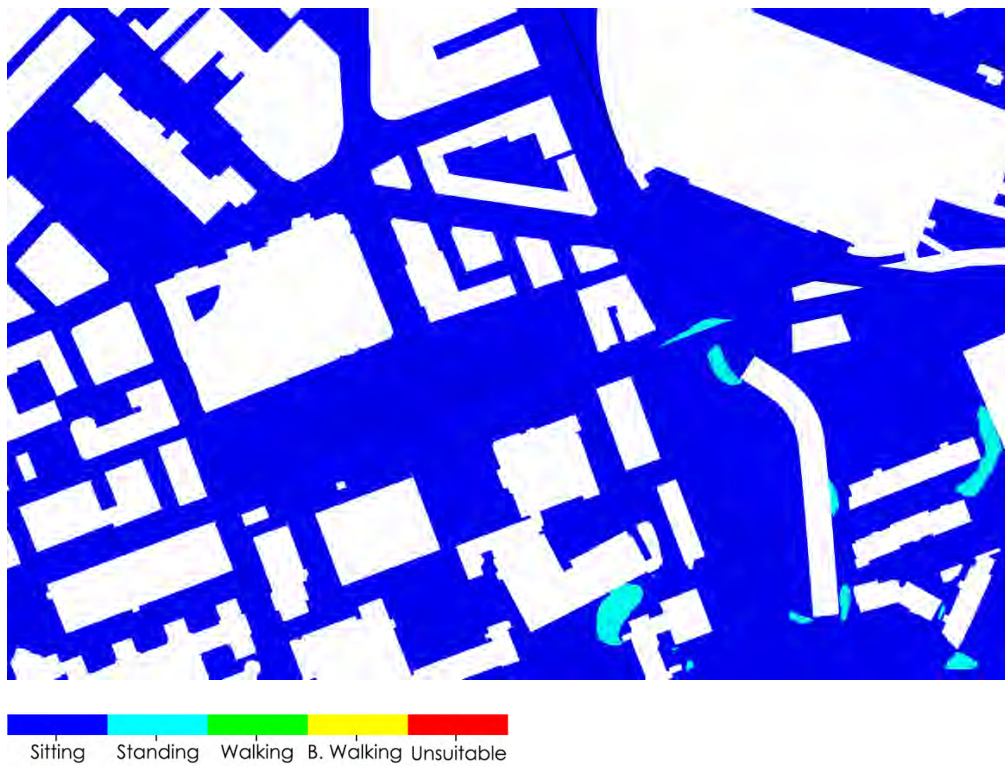


Figure 11.14: Primary Mitigation Measure - 50% Porous Vertical Screen

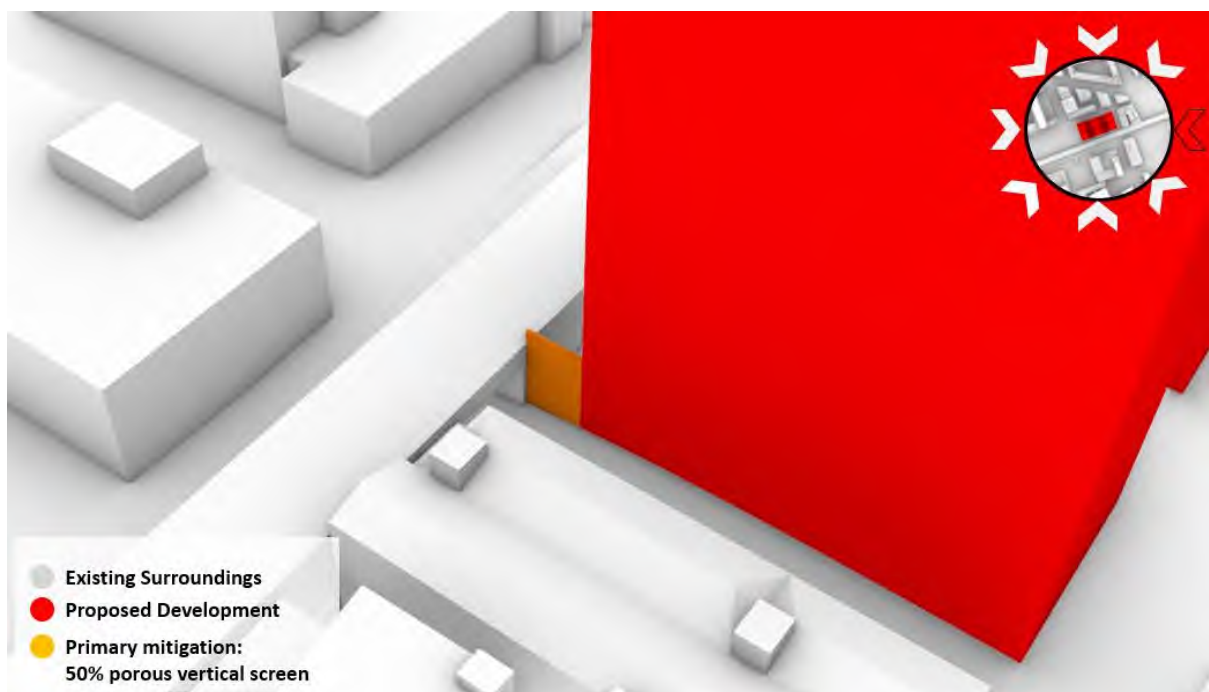


Figure 11.15: Image of the Proposed Scenario 3D Model

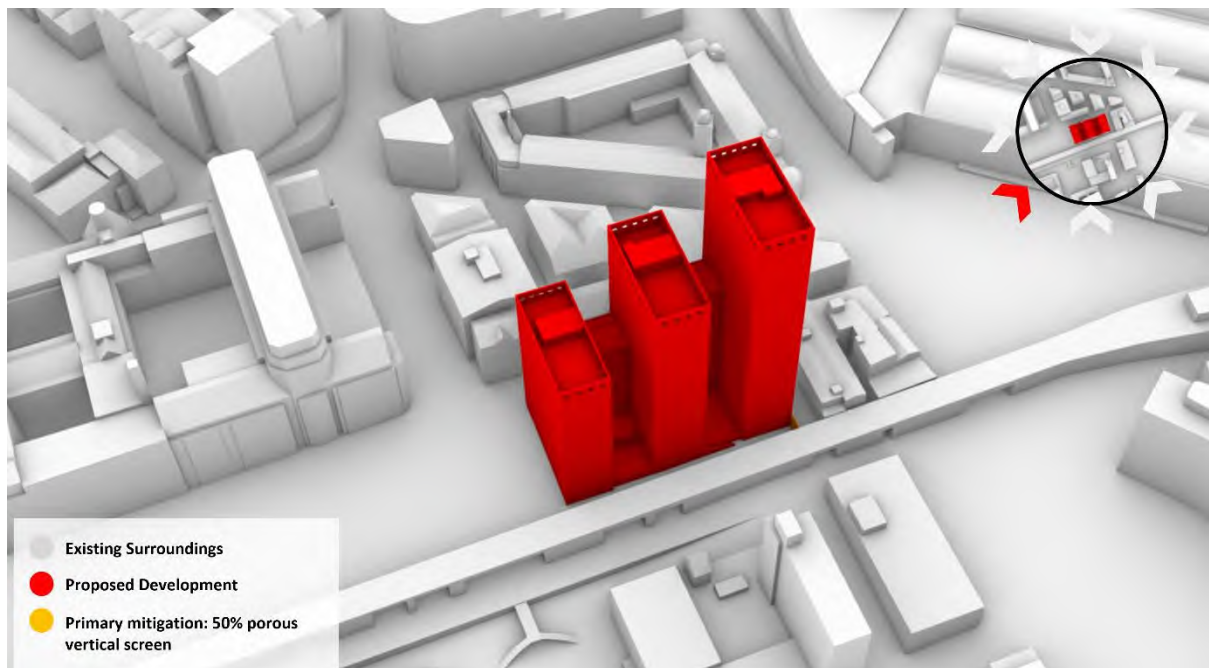


Figure 11.16: Proposed Scenario – Safety Assessment – Pedestrian Level

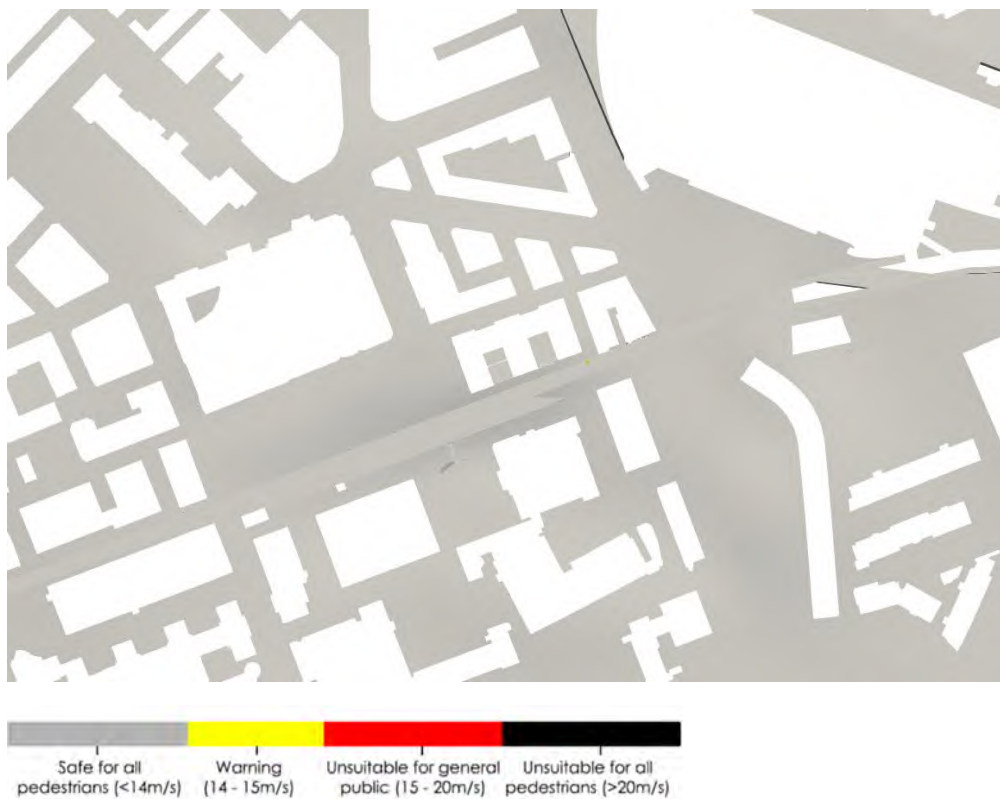


Figure 11.17: Proposed Scenario – Safety Assessment – Elevated levels

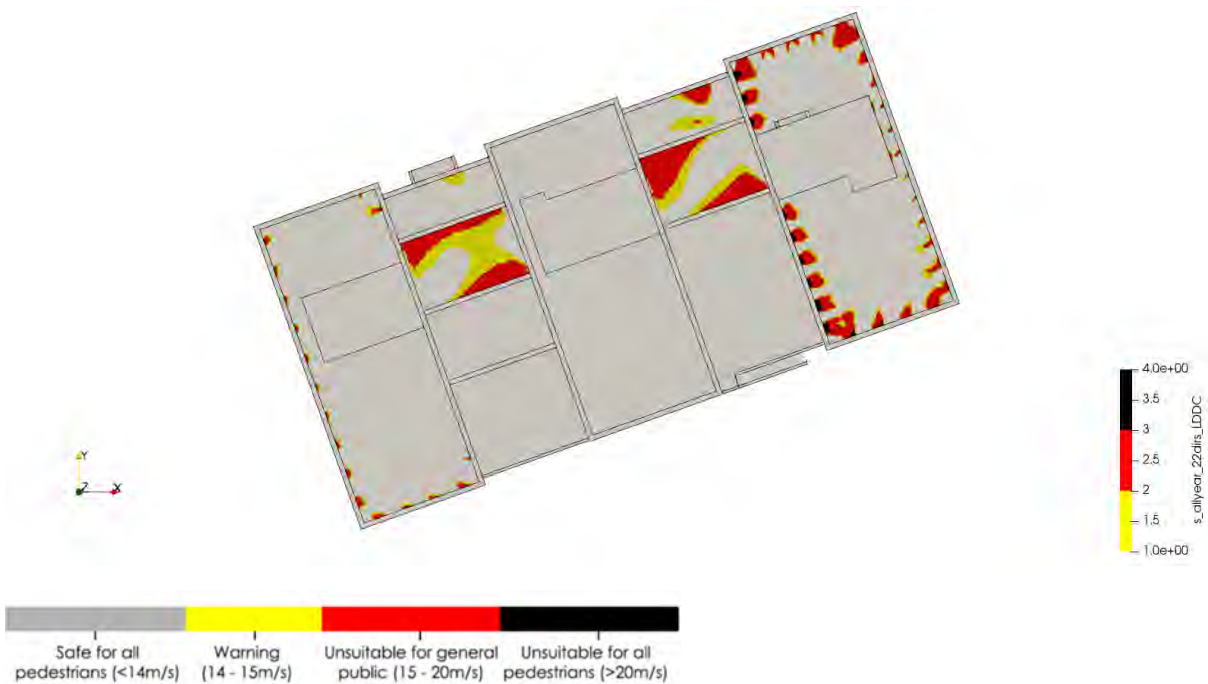


Figure 11.18: Proposed Scenario – Wind Comfort Assessment – Pedestrian Level – Winter

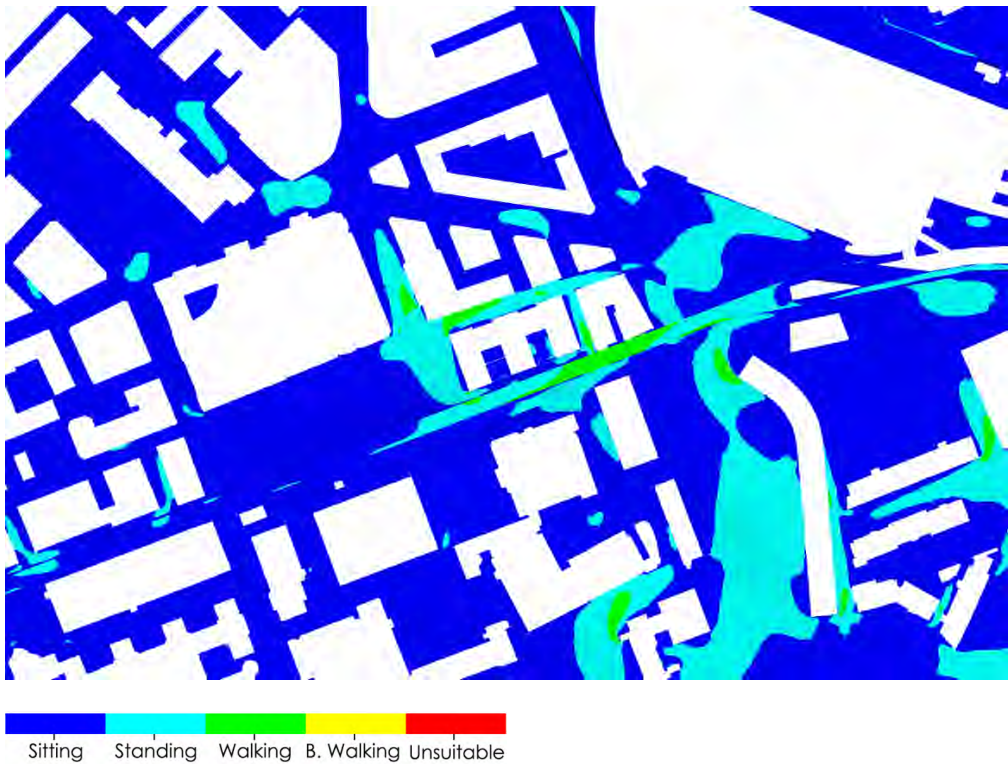


Figure 11.19: Proposed Scenario – Wind Comfort Assessment – Pedestrian Level – Summer

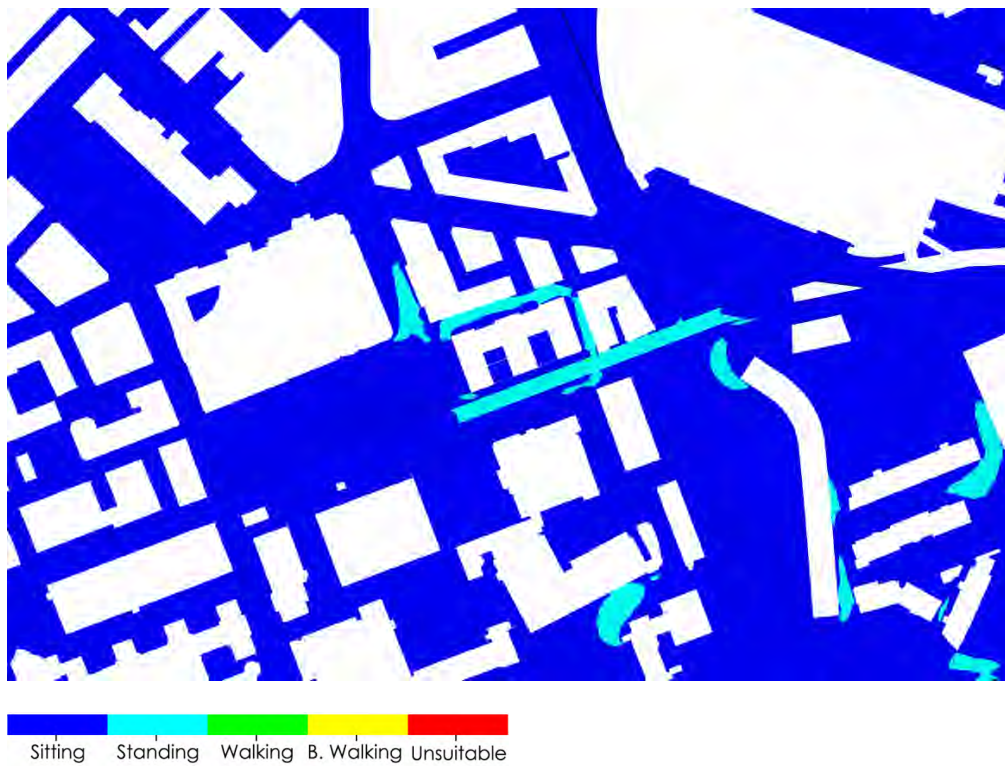
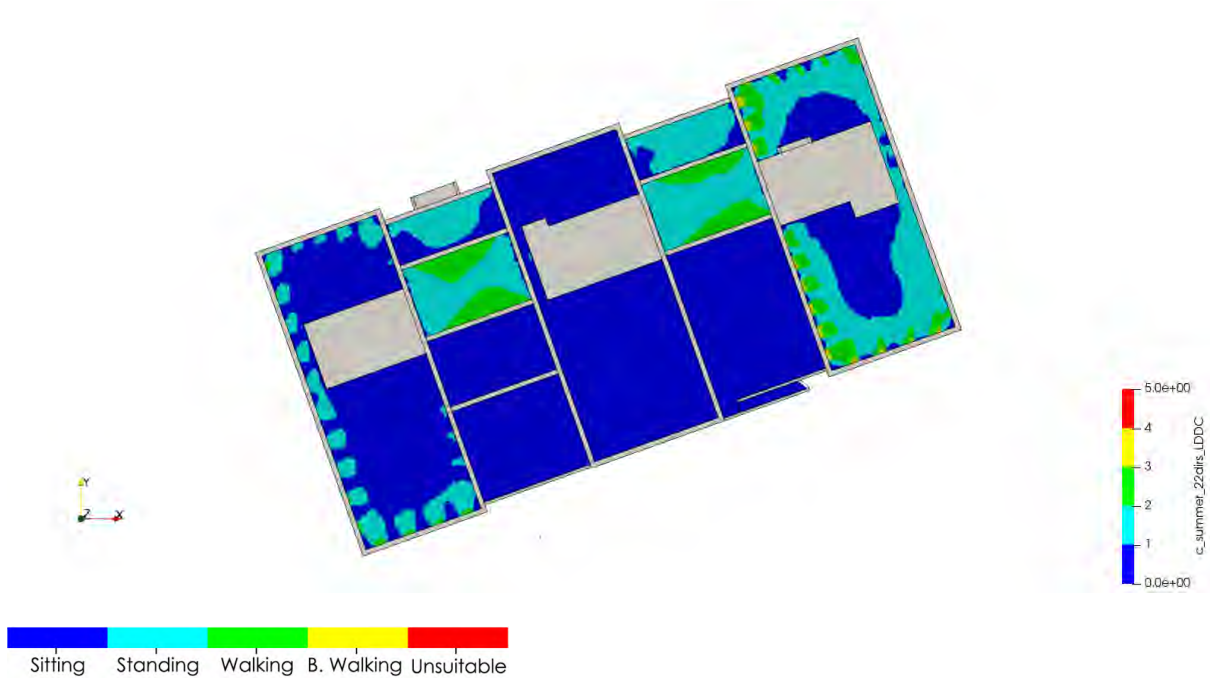
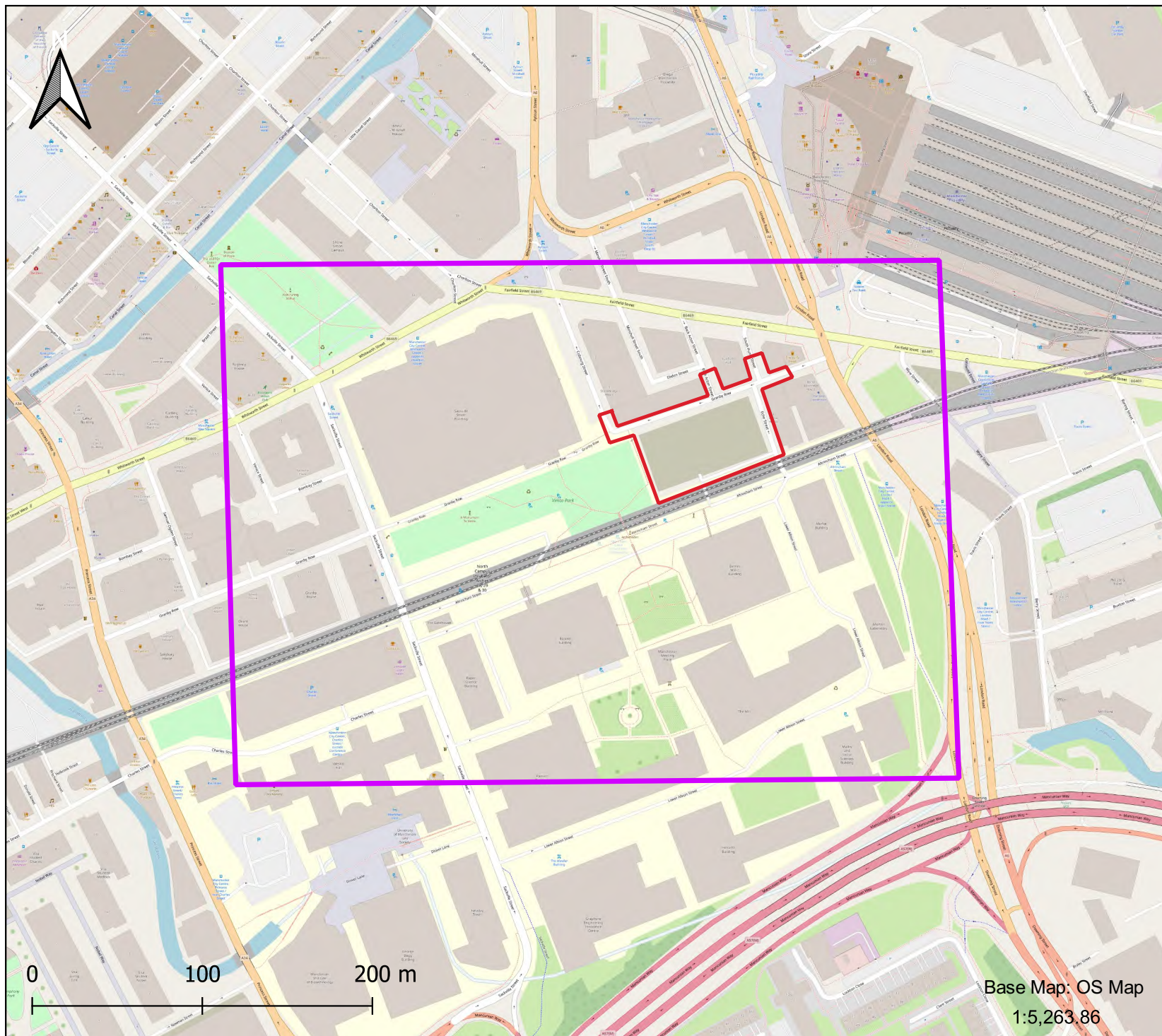


Figure 11.20: Proposed Scenario – Wind Comfort Assessment – Elevated Level – Summer





Legend

- Site
- Study Area

Drawn by: MH

Project: Chandos

Report Number: 101532-2

Disclaimer: the scale is for indicative purposes only as the map may be skewed once it is an image, for instance during printing.



Base Map: OS Map
1:5,263.86

Date: 08/03/2023



Legend

- Site
- Existing NSR

Drawn by: MH

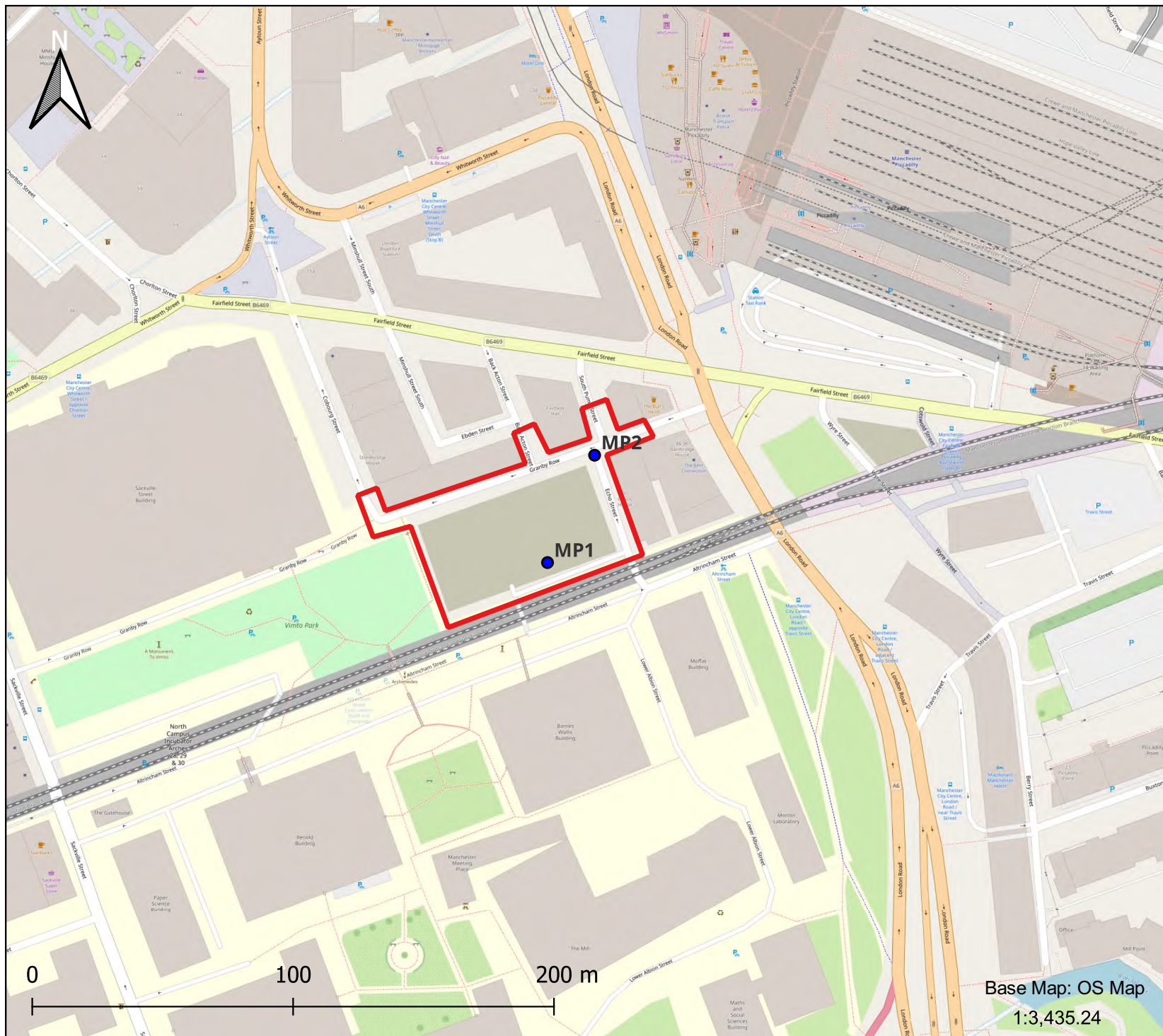
Project: Chandos

Report Number: 101532-3

Disclaimer: the scale is for indicative purposes only as the map may be skewed once it is an image, for instance during printing.



Date: 30/03/2023



Legend

- Site
- Monitoring Locations

Drawn by: MH

Project: Chandos

Report Number: 101532-3

Disclaimer: the scale is for indicative purposes only as the map may be skewed once it is an image, for instance during printing.



Base Map: OS Map
1:3,435.24

Date: 30/03/2023

Figure 13.2 - 13.7: Wind Cumulative Figures

Figure 13.2: Image of the Cumulative Scenario 3D Model



Figure 13.3: Cumulative Scenario – Safety Assessment – Pedestrian Level



Figure 13.4: Cumulative Scenario - Safety Assessment - Elevated Level

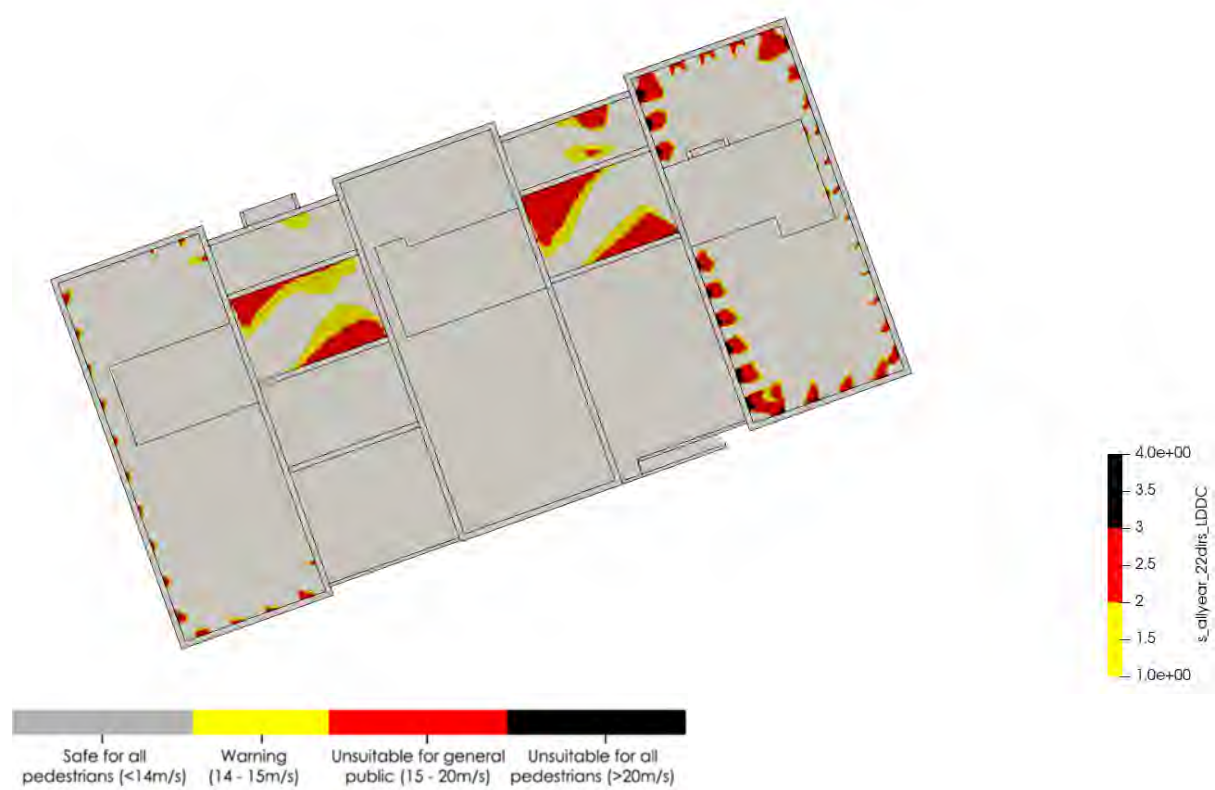


Figure 13.5: Cumulative Scenario – Comfort Assessment - Pedestrian Level - Winter

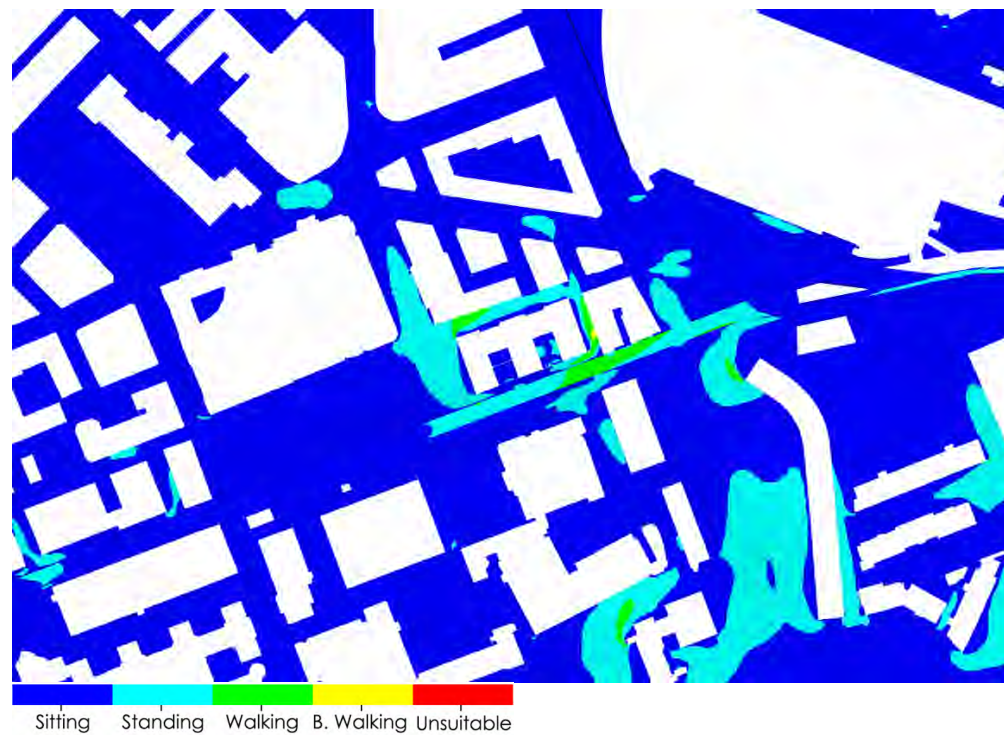


Figure 13.6: Cumulative Scenario – Comfort Assessment - Pedestrian Level – Summer

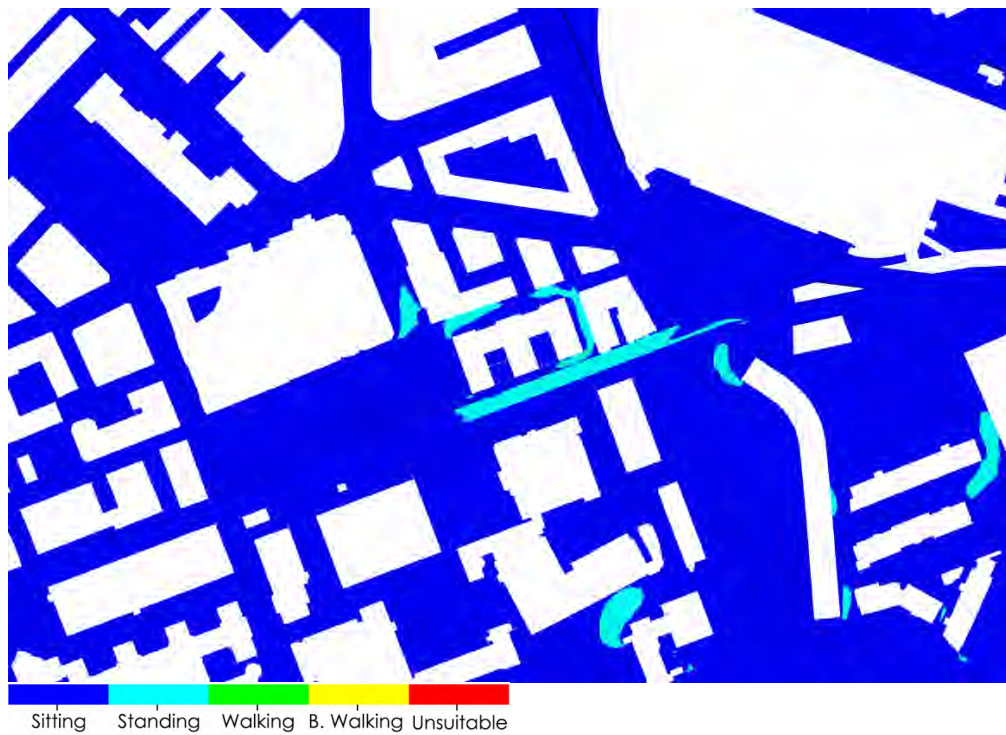


Figure 13.7: Cumulative Scenario – Comfort Assessment - Elevated level - Summer

